



City of Stuart

Development Department

121 SW Flagler Avenue ~ Stuart, FL 34994

Phone: (772) 288-5326 ~ Fax: 288-5388

May 25, 2020

Department of Economic Opportunity
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399

RE: CITY OF STUART ORDINANCE NO. 2427-2019 – TRANSMITTAL OF PROPOSED LARGE-SCALE
COMPREHENSIVE PLAN AMENDMENT

The City of Stuart Comprehensive Plan Amendment (Ordinance No. 2427-2020) is hereby transmitted to the Florida Department of Economic Opportunity (DEO) pursuant to the requirements of Section 163.3184 F.S. The proposed amendment is submitted for expedited state review process. The City anticipates adoption of the proposed amendment in July 2020.

The City held a public hearing with the Local Planning Agency on January 30, 2020 to review the proposed Comprehensive Plan Amendment. The City Commission conducted a public hearing on May 11, 2020 and approved (4-1) to transmit the amendment package to the DEO.

This transmittal includes three copies (one paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM, with each reviewing agency receiving a copy via email of the proposed Comprehensive Plan Future Land Use Map amendment. The transmittal package includes the following items:

1. Proposed and Approved Multi-Family Land Use by City Commission on 5.11.
2. Ordinance No. 2427-2020 (Future Land Use Map and Zoning change) with exhibits.
3. Staff Report - 5.11.
4. Minutes from CC Meeting - 5.11.
5. CC Presentation Spring Tree - 5.11.

By this letter, I hereby certify that the required number of copies of the amendment have been sent as of this date to the identified reviewing agencies as required by Section 163.3184(1)(c), F.S. For purposes of complying with Section 163.3184(2), F.S. please be advised that the proposed amendment is not applicable to an area of critical state concern.

If you require further information, please contact me by telephone at (772) 600-1284; by fax at (772) 288-5388 or by email at treetz@ci.stuart.fl.us

Respectfully,

Tom Reetz

Tom Reetz, Senior Planner
City of Stuart Development Department

Enclosures:

Cc: (full packet on disc):

Mark Weily (previously Tracy Suber), Florida Dept. of Education
Florida Dept. of Environmental protection
Robin Jackson, (previously Deanna Woodward) Florida Dept. of State, Bureau of Historic Preservation
Stacy Miller-Novello, Florida Dept. of Transportation, District 4
Thomas Lanahan, Treasure Coast Regional Planning Council
Deborah Oblaczynski and Terry manning, South Florida Water Management District
Nicki Van Vonno, Martin County
Pamela Walker, Town of Sewall's Point
Patricia Tobin, City of Port St Lucie

Cc (letter only):

Stuart City Commission
David Dyess, City Manager
Michael Mortell, City Attorney
Kev Freeman, City Development Director
Mary Kindel, City Clerk

Proposed Multi-Family Land Use – Approved by the City Commission on May 11, 2020 on first reading



PROPOSED LAND USE

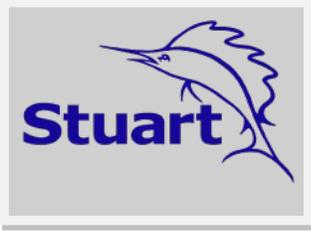
City of Stuart
Multi-Family



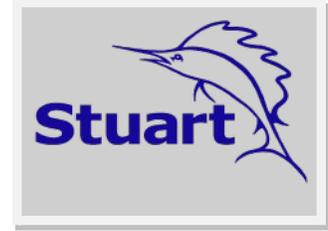
EXISTING LAND USE

Martin County
Commercial Limited
with R3-A and Liberal
Multi-Family with R-2





CITY OF STUART
City Commission
May 11, 2020



Project Name: Stuart - Springtree RPUD	Property Owner: Stuart 13 Acres, LLC; Tierra Del Lago, Inc. and Stuart Harbor Marina & Yacht Club
Project No.: Z19100015	Applicant/Petitioner: Waypoint Residential Services, LLC
Ordinance No: 22427-2020	Agent/Representative: Michael Houston, HJA Design Studios
	Case Planner: Tom Reetz
Location: West of S.E. Federal Highway, south of S.E. Harrison Street and north of the Natalie Estates Mobile Home Park.	



PROJECT SUMMARY		
Property Size (area)	13.59 Acres	
Present Use	Undeveloped	
Subject Property Land Use	Unassigned – Martin County	
<i>Adjacent FLU</i>	<i>North</i>	Martin County – Low Density Residential/Commercial
	<i>South</i>	Martin County - Mobile Home
	<i>East</i>	City of Stuart - Commercial
	<i>West</i>	Martin County – Medium Density Residential
Subject Property Zoning		
<i>Adjacent Zoning</i>	<i>North</i>	Martin County - R-3A Residential
	<i>South</i>	Martin County - Trailer Park
	<i>East</i>	City of Stuart - CPUD
	<i>West</i>	Martin County – R-2 Residential
Proposed Land Use Designation	Multi-family	
Proposed Zoning District	Residential Planned Unit Development RPUD	
Proposed Use	270 Multi-Family Apartments	
City Approvals	Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time	
Brief Explanation	The intent of this application is to request a large-scale future land use map (FLUM) amendment to the City’s Comprehensive Plan Residential Planned Unit Development assigning a “Multi-Family Density Residential” land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 13.59 acres. The property is currently undeveloped. The intent of this project is to allow 270 attached multi-family apartment homes within 6 four story buildings and 1 three story building to be developed on the site while upgrading the drainage and enhancing the upland preserve.	
Staff Recommendation: Staff recommends approval for the Future Land Use designation to Multi-Family Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 12-31-2019

C. Mail Notice Postmark: 12-31-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2427-2020

III. APPLICATION: Dated October 9, 2019

IV. HISTORY OF THE SITE

The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designations for the property are Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel.

V. ANALYSIS

A. Site and Area Characteristics

The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart’s jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA “Co-op” with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single-family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County’s jurisdiction.

B. Project Description

The applicant is proposing to construct 270 multi-family garden-style residential units consisting of six 4 story and one 3 story garden-style apartment buildings all with elevators. On-site amenities include an expansive clubhouse which will include an oversized fitness facility along with a cyber-café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake- side setting. A 5’ wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant’s nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need, the project will offer on-site amenities including a dog washroom in its clubhouse along with a dedicated dog park. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units.

The project will include a trash compactor onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site includes quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as dry retention areas. The area south of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

The project includes the following:

- The preservation and creation of 3.13 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re- planting and re- vegetation of pine flatwood habitat.
- A multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 49 % open space or 5.62 acres where a minimum of 30% is required.

Traffic Study: A traffic Statement has been prepared by Bowman Consulting to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements. A traffic access change letter has been submitted removing the proposed access to Harrison Street and replacing with an entrance from southbound US1 traffic directly into the community.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed

to include 462 spaces averaging 1.71 spaces per unit. The provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The four-story apartment buildings extend to 42 ft. 6 inches to the eave and a maximum of 59 ft. to the highest element of the roof. The heights proposed are consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing right of way with no scope to provide any extensive buffer along this edge of the property. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary plantings according to the height of the respective buildings. Additional landscaping will be provided within the trail areas, around the dry detention areas and within the public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 5.9 acres or 43% on the subject property. Open space provision measures at 6.6 acres or 49% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off from US1 and S.E. Springtree Place approximately 10 feet from the right of way. The sign will be

less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the proposed Multi-Family Future Land Designation:

This land-use category allows for two or more dwelling units per building. Includes single family detached, duplex/townhomes, apartments, condominiums, patio homes, garden homes, and adult living facilities, foster homes and zero-lot-line residences. Also, public facilities, churches day care centers, schools and electric distribution substations are allowed.

Section 11.01.05G.1 (large-Scale Comprehensive Plan Amendments) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission:

1. *The existing land use pattern;*

The existing land use pattern surrounding the project area consist of single-family residences, a mobile home community, industrial uses and vacant land. The majority of the vacant land near the project consists of the undeveloped site in which Slater street was abandoned and recently developer interest has been for a mixed-use development whose commercial parcels could benefit from the proposed multi-family land use.

2. *The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;*

No, the proposed multifamily project will benefit the recent commercial development along US1.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

No. The multifamily land use and the proposed project will rely on Martin County Utilities for services which has sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Stuart-Springtree Apartments. The streets have adequate capacity to handle the proposed RPUD.

The possible overloading of the City's sewage collection, treatment and disposal facilities;

The property will not connect to the City's sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities service district.

4. *The possible overloading of the City's drainage system;*

All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

5. *The existing classification boundaries in relation to existing conditions on the subject property;*

There are no issues in this regard.

6. *The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate;*

The county/city has shown a trend toward development of residential uses and the need for apartment housing to support the local workforce and young professionals.

7. *The impact of the proposed amendment upon living conditions in the adjacent neighborhood;*

The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods the north and west with preserve.

8. *The impact of the amendment upon the flow of light and air to adjacent areas;*

The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas.

9. *The impact of the proposed amendment upon property values in the adjacent area;*

The change in land use designation from commercial to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

10. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for multifamily units.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

E. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment to this agenda item. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Multi-Family Density Residential and rezoning to RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA
ORDINANCE NUMBER 2427-2020**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART-SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (270) MULTI-FAMILY UNITS WITHIN SIX (6) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS AND ONE (1) THREE-STOREY BUILDING; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Waypoint Residential Services, LLC for three contiguous parcels equaling 13.59 acres of land located west of S.E. Federal Highway, south of S.E. Harrison Street; and north of the Natalie Estates Mobile Home Park.

WHEREAS, the City of Stuart has determined the need to assign the future land use and a land development zoning district for said lands; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use and zoning designations, and has also considered the recommendation of the City staff.

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the RPUD; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the RPUD development will be in harmony with surrounding properties and their anticipated development;

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law.

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A map depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference; and development conditions including a timetable for development attached hereto as **Exhibit “C”**;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

- a. **The RPUD Site Plan, Sheets SP-1, SP-2 & SP-3, prepared by HJA Design Studios, Landscape Architects, dated 10-09-19 and 12-02-19 and last revised on 3-20-20.**
- b. **Cover Sheet, Boundary Survey and Topographic Survey, Sheets 2 thru 4, by Bowman Consulting Group Ltd., dated 06.28.2019.**
- c. **Existing Tree Survey/Removal Plan, Sheet LP-1 Landscape Plans Sheets LP-2 thru LP-5, prepared by HJA Studios, Landscape Architects, dated 01.07.20 and last revised on 3.20.20.**
- d. **Stuart Springtree Fire Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
- e. **Stuart Springtree Garbage Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
- f. **Architectural Floor Plans, by Group 4 Design, Inc, Sheets 4.1-C, 4.4-C, Unit Plan A-2, B-1, B-1C, C-1, S-1, all dated 01.06.20.**
- g. **Architectural Building Elevations and Garage Elevations, by Group 4 Design, Inc., Sheets MIX 4.1, MIX 4.4 and Garage dated 01.06.20.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Density Residential". This ordinance may not become effective until 31 days after adoption. If challenged within 30 days after adoption, this ordinance may not become effective until the state land planning agency or the Administration

Commission, respectively, issues a final order determining that the adopted large-scale land use amendment complies as defined in s. 163.3184(1)(b).

SECTION 4: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "RPUD" Residential Planned Unit Development subject to the appeal period stated in Section 2, above.

SECTION 5: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 6: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 7: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8: This ordinance shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner. However, the Future Land Use and Zoning Designations granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law.

SECTION 9: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on first reading the ____ day of _____, 2020.

Commissioner _____ offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner _____ and upon being put to a roll call

vote, the vote was as follows:

MICHAEL J. MEIER, MAYOR
EULA R. CLARKE, VICE MAYOR
BECKY BRUNER, COMMISSIONER
KELLI GLASS LEIGHTON, COMMISSIONER
MERRITT MATHESON, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Owner: Stuart 13 Acres, LLC

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2020, by _____ owner.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

OWNER: Tierra Del Lago, Inc.

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2020, by _____ owner.

Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

OWNER: Stuart Harbor Marina and Yacht Club

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2020, by _____ owner.

Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2020, by Michael J. Meier, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY #1, VIZ. : THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.

LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL 3:

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B",

PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

(Legal Description cont.)

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE

SOUTH 66 DEGREES, 17 MINUTES, 10 SECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20; THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 3115THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. The RPUD project and use thereof shall comply with the following drawings:
 - a. **The RPUD Site Plan, Sheets SP-1, SP-2 & SP-3, prepared by HJA Design Studios, Landscape Architects, dated 10-09-19 and 12-02-19 and last revised on 3-20-20.**
 - b. **Cover Sheet, Boundary Survey and Topographic Survey, Sheets 2 thru 4, by Bowman Consulting Group Ltd., dated 06.28.2019.**
 - c. **Existing Tree Survey/Removal Plan, Sheet LP-1 Landscape Plans Sheets LP-2 thru LP-5, prepared by HJA Studios, Landscape Architects, dated 01.07.20 and last revised on 03.20.20.**
 - d. **Stuart Springtree Fire Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
 - e. **Stuart Springtree Garbage Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
 - f. **Architectural Floor Plans, by Group 4 Design, Inc, Sheets 4.1-C, 4.4-C, Unit Plan A-2, B-1, B-1C, C-1, S-1, all dated 01.06.20.**
 - g. **Architectural Building Elevations and Garage Elevations, by Group 4 Design, Inc., Sheets MIX 4.1, MIX 4.4 and Garage dated 01.06.20.**
2. Any modifications to the Master RPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. The maximum building height within the RPUD shall be 4 stories or 42'-6" to the roof eave and 59 feet to the highest point of the roof.. Height shall be measured from the

lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof.

4. Notwithstanding any presence of premium parking consisting of garages, at no time shall any parking space be deemed unavailable for use due to an absence of a lease agreement for the use of said space.
5. Garages shall not be used for storage to the exclusion of a vehicle.
6. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
7. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Landscaping

8. The common areas including the projects clubhouse and pool area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
9. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
10. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Open Space and Native Preserve Area

11. Open Space. Not less than 41.0% of the RPUD shall be open space as depicted on the Site Plan by HJA Design Studios as described in Exhibit C. Required open space may include native vegetation areas, however, other required landscaping shall not count towards the open space requirement.
12. Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total pre-development site shall remain as undeveloped and recreated native vegetation area. The required native vegetation area may include open space areas; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation shall comply with the project's landscape plan, by HJA Design Studios. The project shall adhere to the Preserve area mitigation and monitoring plan PAMP (to be prepared prior to building permit submittal). The owner and developer shall adhere to the provisions of the Monitoring Plan (included in PAMP) and permanent maintenance will be the responsibility of the owner.

Tree Mitigation

13. The project shall comply with Section 5.05.02 of the "Tree replacement and protection requirements" of the City's Land Development Code. All required tree mitigation will be met on site.

Prior to Issuance of Site Permits

14. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
15. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
16. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant

and copies provided to the City prior to the commencement of any development activities.

17. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

18. Project phasing shall be shown on the site and construction plans are subject to staff approval during plan review process. The first phase shall include work along Springtree Place, stormwater infrastructure and the clubhouse".
19. The Developer shall install landscaping and gates at the development's entry location at S.E. Harrison Street and S.E. Springtree Place as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit. The entry gates at Springtree Place entrance shall be made operational prior to issuance of a certificate of occupancy.
20. The property owner shall provide easements for licensed television services that can coexist together with power in a public utility easement. A Conservation easement shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.
21. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
22. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
23. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to

the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.

24. The project's storm water facilities, specifically the Native Planting schemes at the lake will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins".
25. Littoral plantings and upland planting shall be provided per Landscape plan by HJA Design Studios at the lakes bank and entire perimeter.
26. Temporary or freestanding storage units are prohibited on the property once construction is complete.
27. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines shall be reviewed and approved by the city's public works department and the city's engineering consultant prior to permitting.
28. Stuart - Springtree will provide two on-site trash compactors. "Stuart - Springtree will provide one (1) singular on-site trash compactor. The resident shall place trash into a general trash receptacle located on their floor. The apartment management is responsible for transferring the trash from the on-floor receptacle to the compactor by way of a rolling cart. The resident will not be responsible for transferring the trash to the compactor or be responsible for operation of the compactor. The trash within the compactor shall be picked up by the City of Stuart Sanitation Department.

Signage

29. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to sign criteria found in Chapter 6 of the City's Land Development Code.

Future Amendments

- 30. Owner shall not subject the Property to any condominium conversion and neither shall any portion of the Property be converted to units for sale in connection with a condominium conversion nor shall the title to any such units be transferred to any party other than being held as a single parcel for the purposes of apartment rental.

- 31. The City may elect at any time to assign a future land use designation of “Conservation” to the PUD’s preserve areas without objection by the owner. Further, the City may at its discretion, take over maintenance of the preserve area(s) without objection by the owner.

Timetable for Development

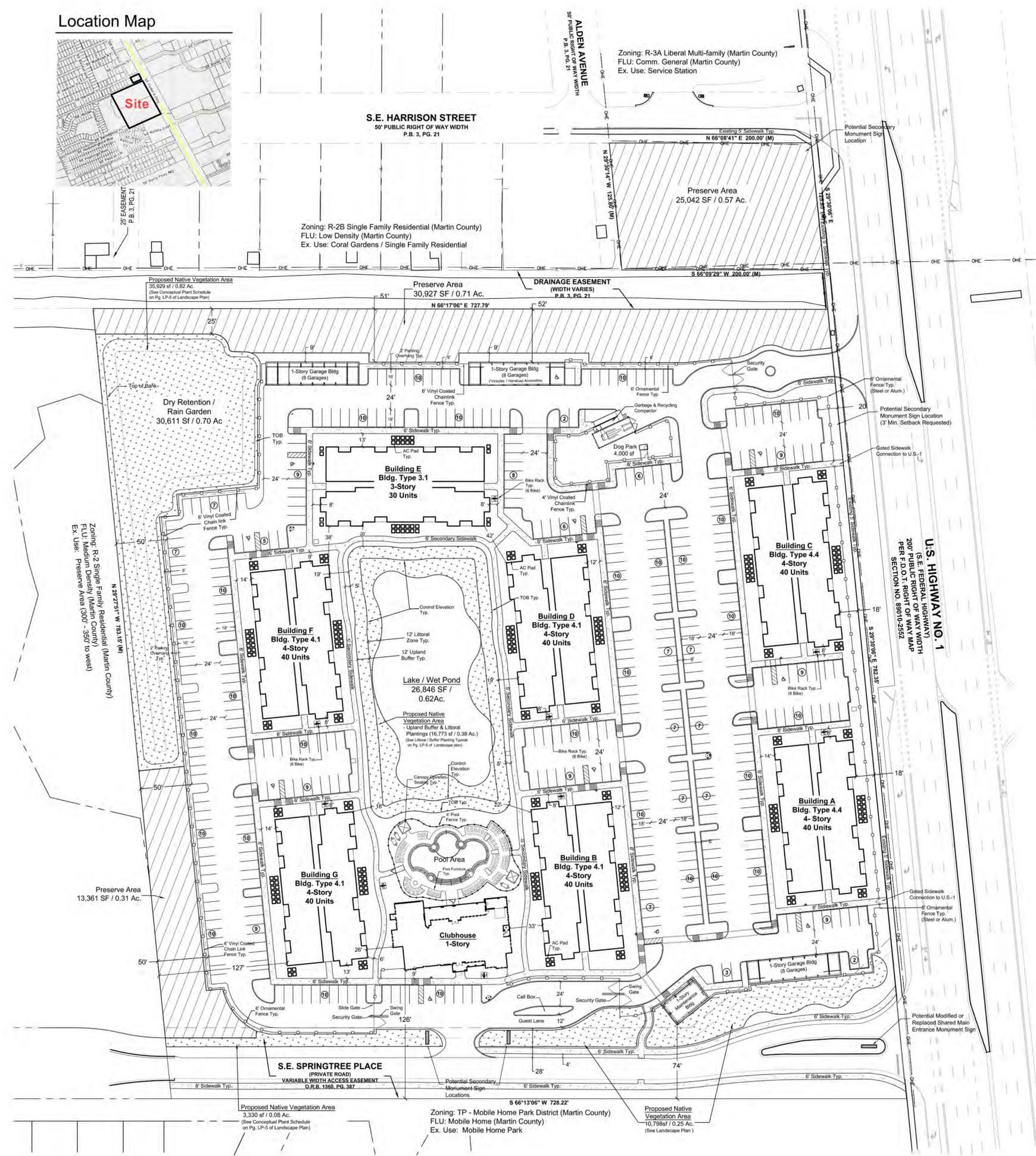
32. Timetable for development shall be as follows:

Site and building permit application deemed sufficient for permit review under city codes and standards.	March 1, 2021
Final Certificate of Occupancy for all site and building improvements.	March 1, 2024

Allowable Uses

- 33. The following uses shall be permitted:
 - a. Multi-Family Residential
 - b. Home Occupations in accordance with the City’s Land Development Code.
 - d. This residential facility shall not operate as an age restricted community in accordance with Florida Law.

Location Map



Site Data

Total Site Area	13.59 Ac. / 592,032 sf
Development Site Area	12.40 Ac. / 540,086 sf
Springtree Access Easement Area	1.19 Ac. / 51,948 sf
Proposed Future Land Use	Multi-family Residential
Proposed Zoning	RPUD (30 DU/ AC)
Proposed Use	Multi-family Apartments
Proposed Dwelling Units	270 Units

Density

Maximum Density - 30 DU/Ac. (13.59 Ac. x 30)	407 Max. Units
Proposed Density	270 Units
Proposed Gross Site Density	19.9 DU / Ac.

Open Space Data

Required Open Space:	177,610 sf / 4.08 Ac. / 30%
Provided Open Space:	287,844 sf / 6.60 Ac. / 49%
Dry Retention Areas	30,611 sf / 0.70 Ac.
Native Preserve / Landscape Areas (Excludes interior Landscape Islands / Area)	257,233 sf / 5.90 Ac.

Impervious Area

Building Coverage	87,749 sf	2.01 Ac.	15%
Vehicular Use Area / Pavement	176,584 sf	4.05 Ac.	30%
Wet Pond / Lake Surface	26,846 sf	0.62 Ac.	4%
Total:	291,179 sf	6.69 Ac.	49%

Pervious Area

Dry Retention Areas	30,611 sf	0.70 Ac.	6%
Native Preserve / Landscape Areas	257,233 sf	5.90 Ac.	43%
Interior Landscape Islands / Area	13,009 sf	0.30 Ac.	2%
Total:	300,853 sf	6.90 Ac.	51%

Native Upland Preserve Data

Development Site Area (Excludes Springtree Access Easement)	12.40 Ac. / 540,086 sf
Required Native Preserve Area: (540,086 sf x 25%)	135,022 sf / 3.10 Ac. / 25%
Provided Native Preserve Area:	136,161 sf / 3.13 Ac. / 25%
Ex. Native Preserve	69,331 sf / 1.59 Ac.
Proposed Native Vegetation Areas	66,830 sf / 1.54 Ac.

Parking / Unit Data

Recommended ITE Parking Required 413 Spaces

Unit Desc.	Quantity	ITE Ratio	Spaces	Reference
Studio	27	1	27	ITE 5th Ed. Mid-rise General Urban / Suburban
1 br, 1 ba	119	1	119	ITE 5th Ed. Mid-rise General Urban / Suburban
2 br, 2 ba	105	2	210	ITE 5th Ed. Mid-rise General Urban / Suburban
3 br, 2 ba	19	3	57	ITE 5th Ed. Mid-rise General Urban / Suburban
Total/Avg	270	1.53	413	49 Spaces less than provided

Total Provided Parking (1.71 spaces per unit) 462 Spaces

Standard Parking Spaces	428 Spaces
Handicap Parking Spaces (462 x 2% = 10 Req.)	10 Spaces
Detached Garages (1 Garage Handicap accessible per ADA Requirements)	24 Spaces

Building Setbacks & Separations

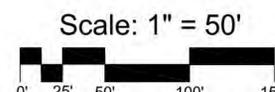
Front Building Setback (From East Property Line along U.S. Hwy 1)	18'
Side Building Setback (From South Property Line)	74'
Side Building Setback (From North Property Line)	51'
Rear Building Setback (From West Property Line)	127'
Building Setback from Lake Top of Bank	18'
Separation Between Buildings	26'
Building Separation from Ex. Preserve Area	10'
Pavement Separation from Ex. Preserve Area	5'

General Notes

- Grills, trash cans, pet waste stations and site lighting to be located and specified on final construction plans.
- Mail delivery and pickup to be provided in clubhouse.
- Pull box and conduit to be provided for future vehicular electric charging station(s) to be located at clubhouse.

Legend

	Ex. Preserve Area		Proposed Native Vegetation Area
--	-------------------	--	---------------------------------



50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjadesignstudio.com
LA 0000905

Florida

STUART - SPRINGTREE

City of Stuart
RPUD Site Plan

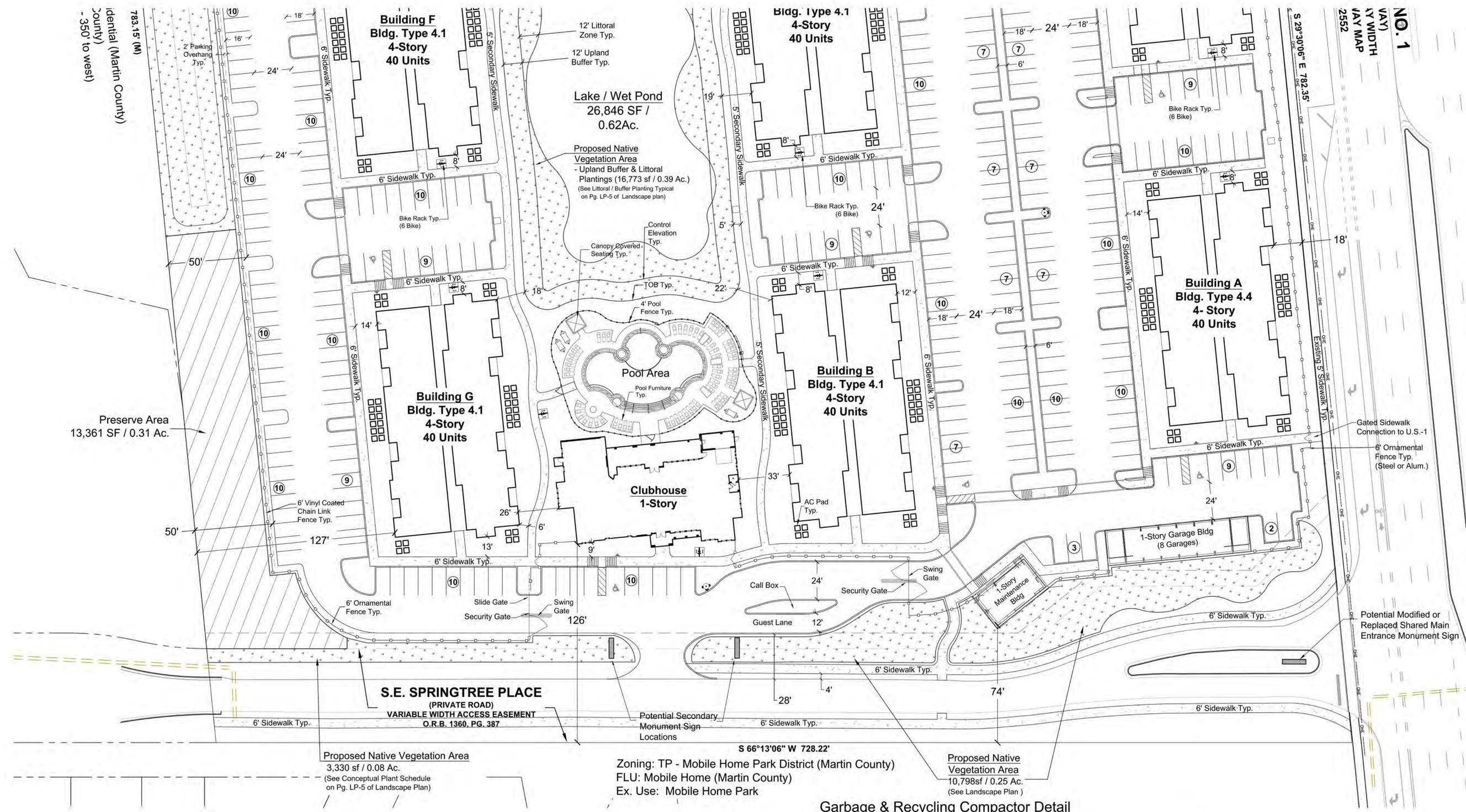
Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19 12-02-19
Revision Dates	3-20-20

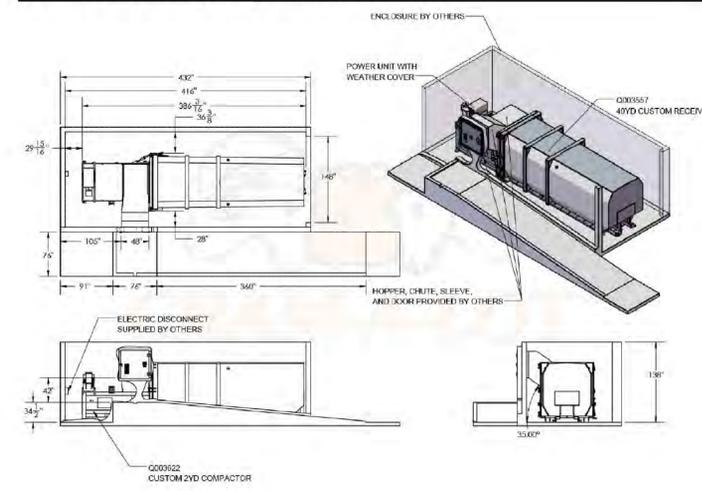
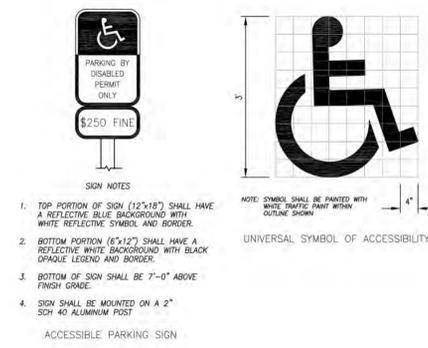
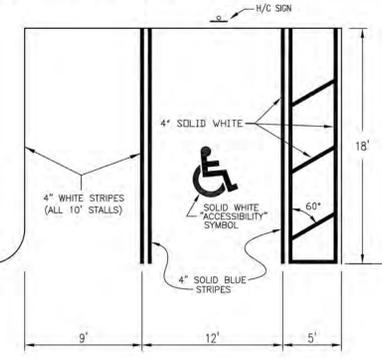
SP-1

STUART - SPRINGTREE

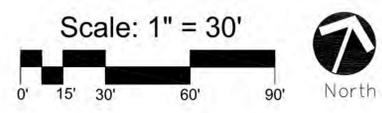
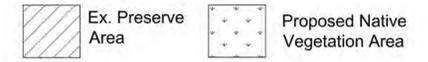
City of Stuart
RPUD Site Plan



Parking Space Detail



Legend



Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer and were created, explored, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19
Revision Dates 3-20-20

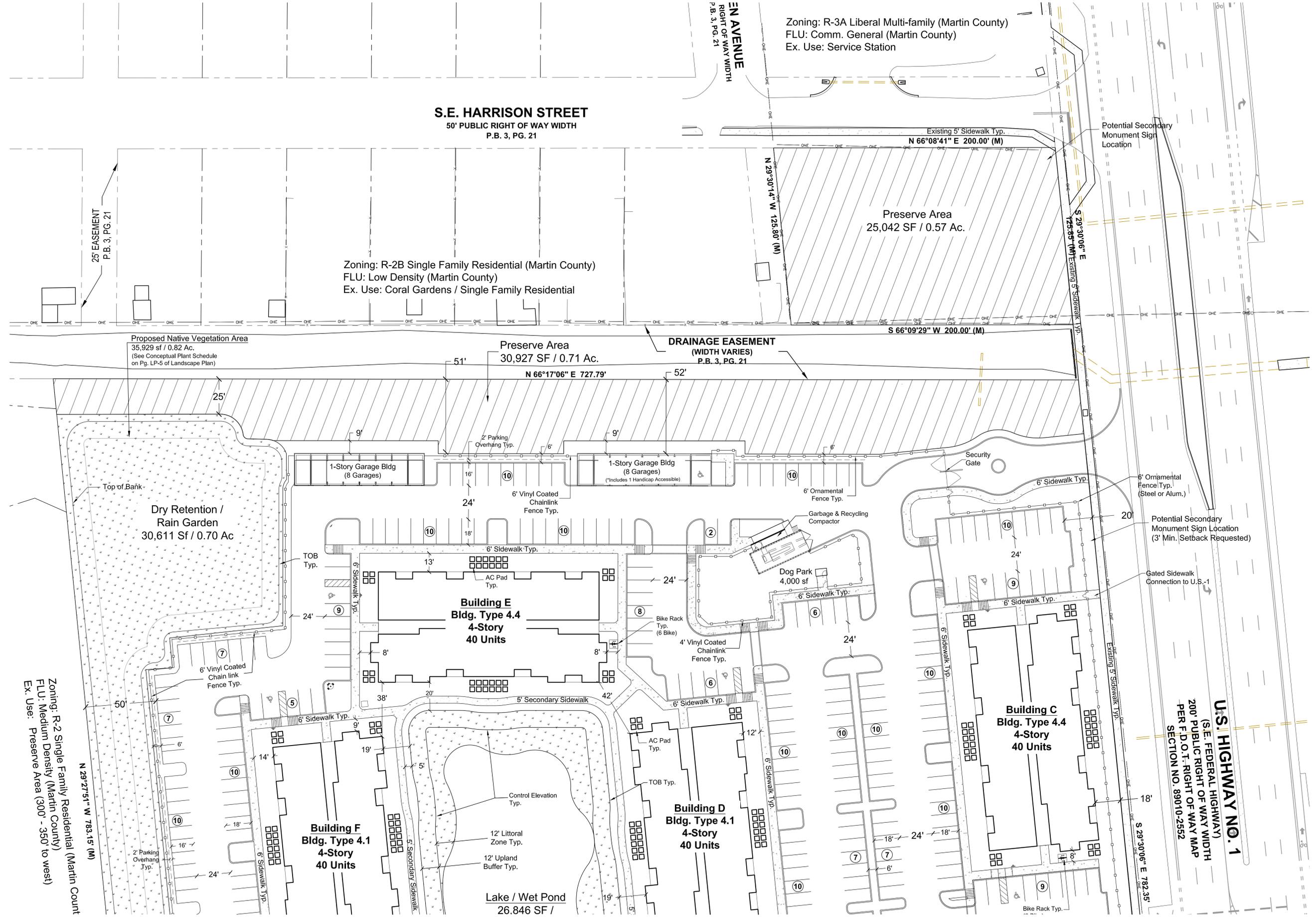
STUART - SPRINGTREE

City of Stuart
RPUD Site Plan

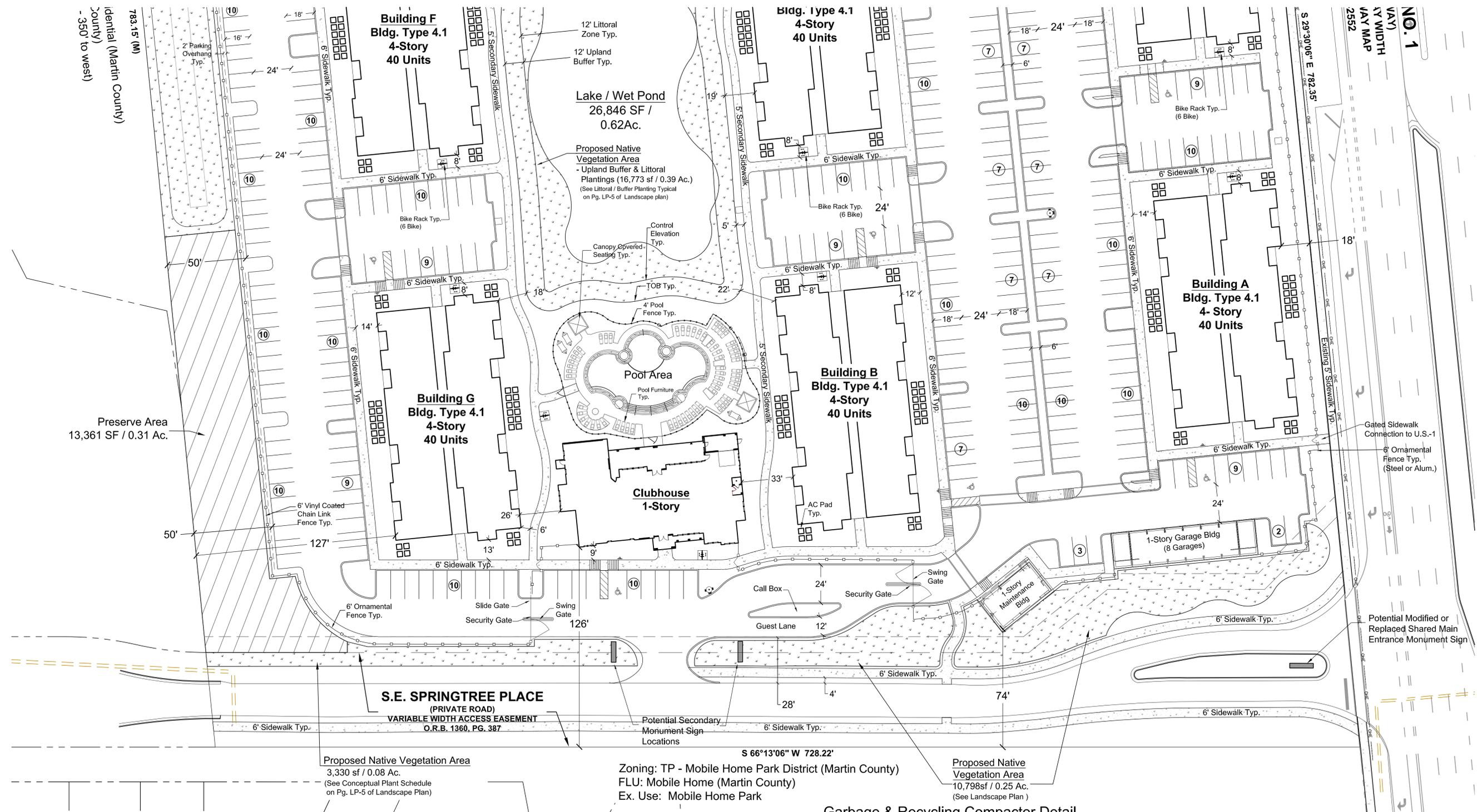
Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 19029
Drawn By: TT
Checked By: MH
Approved By: MH
Submittal Dates: 10-09-19
12-02-19
Revision Dates: 1-24-20
3-11-20

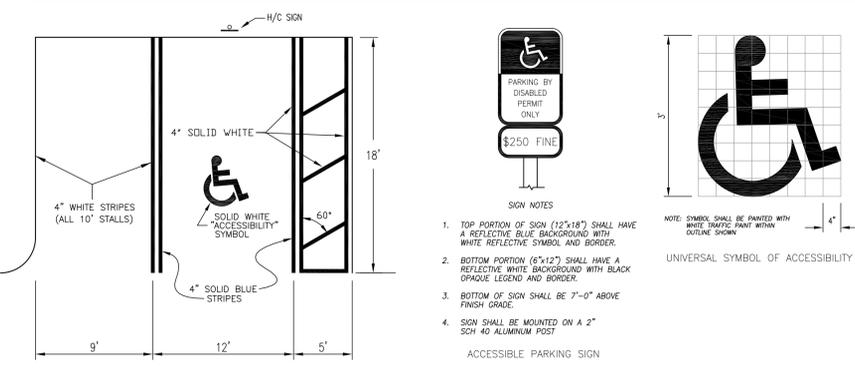
SP-2



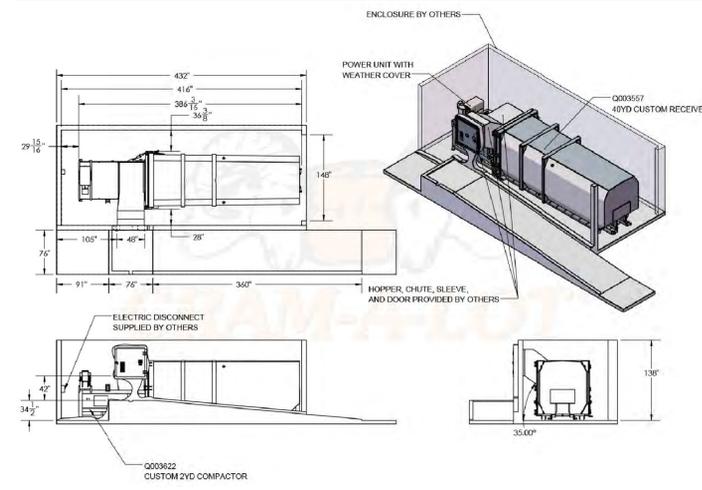
Zoning: R-2 Single Family Residential (Martin County)
FLU: Medium Density (Martin County)
Ex. Use: Preserve Area (300' - 350' to west)



Parking Space Detail



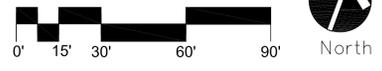
Garbage & Recycling Compactor Detail



Legend



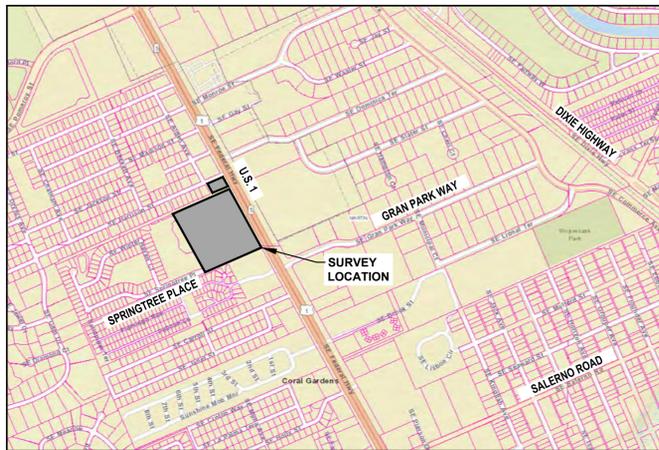
Scale: 1" = 30'



Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19
Revision Dates 1-24-20
3-11-20

SP-3



LOCATION MAP
NOT TO SCALE

ALTA / NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY SPRINGTREE HOMES

A PORTION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT STUART, MARTIN COUNTY, FLORIDA



SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN JUNE 2019. THE CONTOUR INTERVAL IS ONE FOOT.
- THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS SHOWN IN THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GRS RECEIVERS WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

PID: AJ5257 - FOUND FLANGE-ENCASED STAINLESS STEEL ROD STAMPED "GCY D15 2001", N: 1023556.75 E: 911406.77
- THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF SOUTH 29°30'06" EAST FOR THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY BENCHMARKS:

"GP-CG" - FOUND NAIL & DISK IN CONCRETE SIDEWALK STAMPED "GP-CG", ELEVATION = 16.27 FEET (NAVD 88)

"IS-6" - FOUND 2" BRASS DISK IN CONCRETE OF A SIGN BASE STAMPED "IS-6", ELEVATION = 17.76 FEET (NAVD 88)
- THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND LIDAR PROCEDURES WITH MULTIPLE MEASUREMENTS, AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0163G AND 12085C0164G, DATED MARCH 16, 2015, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY THESE PARCELS ARE SITUATED IN.
- TABLE "A" ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PARCELS IS ±13.59 ACRES.
- TABLE "A" ITEM 6: ZONING INFORMATION SHOWN ACCORDING TO SITE INVESTIGATION REPORT PREPARED BY BOWMAN CONSULTING GROUP.
- TABLE "A" ITEM 7: THERE ARE NO BUILDINGS ON THE SITE.
- TABLE "A" ITEM 8: THERE ARE NO PARKING SPACES ON THE SITE.
- TABLE "A" ITEM 11: NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN.
- TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SURVEY DEPICTS THE SAME PROPERTY CONTAINED IN TITLE COMMITMENT FILE NUMBER: NCS-962854-ORL (PARCELS 1 AND 2) AND NCS-962845-ORL (PARCEL 3) PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE SUBJECT PARCEL IS CONTIGUOUS WITH NO GAPS OR GORES OR OVERLAPS.
- THE TOPOGRAPHIC ELEVATION INFORMATION SHOWN IS BASED UPON DATA COLLECTED BY BOWMAN CONSULTING GROUP THROUGH THE USE OF AN UNMANNED AERIAL SYSTEM CARRYING A LIDAR SENSOR AND SUPPLEMENTED WITH ADDITIONAL GROUND SURVEY DATA. THE DATA WAS VERIFIED BY GROUND DATA COLLECTION ON THE VARIOUS GROUND CLASSIFICATIONS AND FOUND TO HAVE A VERTICAL ACCURACY OF +/- 0.12-FOOT. HARD SURFACE ELEVATIONS WERE COLLECTED USING STANDARD GROUND BASED SURVEY PROCEDURES.

PARCELS 1 AND 2

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:
LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:
ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1, VIZ.: THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.

LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962854-ORL
COMMITMENT DATE: APRIL 30, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

- ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT
- PLAT OF CORAL GARDENS PLAT 1 RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
AFFECTS PARCEL 1 AS SHOWN ON SURVEY
 - PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
AFFECTS PARCEL 1 AS SHOWN ON SURVEY
 - MAP OF THE SUBDIVISION OF MILES AND HANSON GRANT RECORDED IN PLAT BOOK B, PAGE 59 IN DADE COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY
 - PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1064, PAGE 1040, RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY
 - LICENSE AGREEMENT BY AND BETWEEN TIERRA DEL LAGO, INC., A FLORIDA CORPORATION AND ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 395, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 - DOCUMENT IS ILLEGIBLE - NOT SHOWN ON SURVEY
 - ORDINANCE NO. 2352-2017 RECORDED IN OFFICIAL RECORDS BOOK 2930, PAGE 845, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2)
AFFECTS PARCEL 1 AND 2 - BLANKET IN NATURE - NOT SHOWN ON SURVEY
 - TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
NO COMMENT

PARCEL 3

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 66 DEGREES, 17 MINUTES, 10 SECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20; THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 315THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 315THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962845-ORL
COMMITMENT DATE: MAY 29, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

- ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT
- PLAT OF THE HANSON GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-FILED IN IN PLAT BOOK 1, PAGE 11, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY
 - PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 5, 1994 IN OFFICIAL RECORDS BOOK 1064, PAGE 1040 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY
 - ACCESS AND UTILITY EASEMENT AGREEMENT, RECORDED DECEMBER 30, 1998 IN OFFICIAL RECORDS BOOK 1360, PAGE 387, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY
 - CITY ORDINANCE NO. 2352-2017, RELATED TO ANNEXATION, RECORDED JUNE 8, 2017 IN OFFICIAL RECORDS BOOK 2930, PAGE 845, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) - BLANKET IN NATURE - NOT SHOWN ON SURVEY
 - TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
NO COMMENT

INDEX OF SHEETS:

SHEET 1 OF 4	LEGAL DESCRIPTIONS; TITLE EXCEPTIONS; LOCATION MAP; SURVEYOR'S NOTES
SHEET 2 OF 4	BOUNDARY SURVEY
SHEET 3 OF 4	TOPOGRAPHIC SURVEY
SHEET 4 OF 4	TOPOGRAPHIC SURVEY

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

SURVEYOR'S CERTIFICATION:

TO: **WAYPOINT RESIDENTIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FIRST AMERICAN TITLE INSURANCE COMPANY GREENBURG TRAUIG, LLP**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(b)(1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD E. BARNES, JR.
SURVEYOR AND MAPPER
REGISTRATION No. 5173

JUNE 26, 2019
DATE OF LAST FIELDWORK FLORIDA

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)



Bowman Consulting Group, Ltd.
301 SE Ocean Blvd., Suite 301
Stuart, FL 34984
Phone: (772) 283-4413
Fax: (772) 220-7881
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

FLORIDA

COVER SHEET
SPRINGTREE HOMES
STUART

MARTIN COUNTY

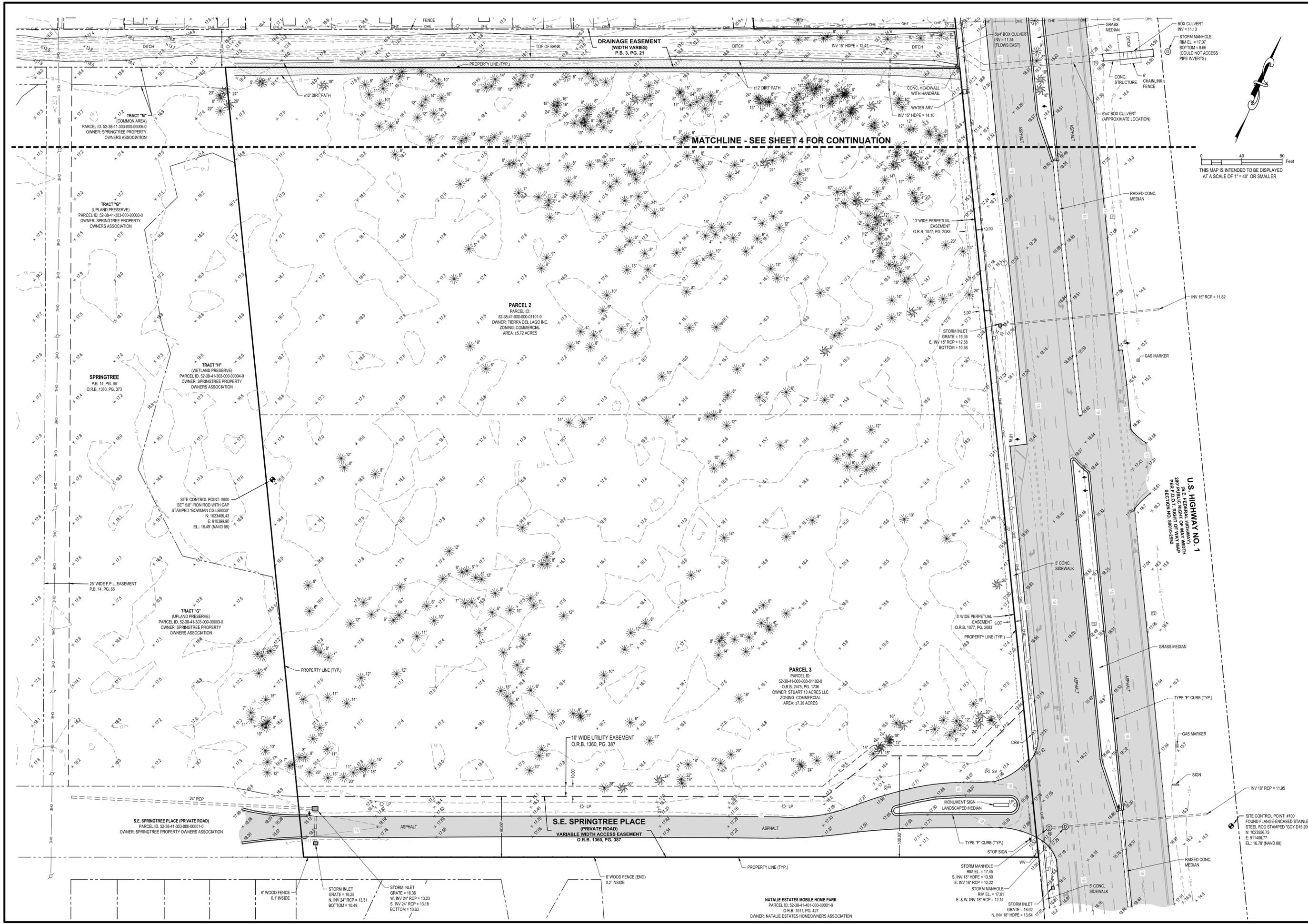
PROJECT NO.
30210-01-001

REVISIONS

DATE	DESCRIPTION
19-180 JS FIELD	RT DRAWN RB CHKD

SCALE: N/A

JOB No. 30210-01-001
DATE: 6/28/2019
FILE: 30210-D-BP-001



0 40 80 Feet
 THIS MAP IS INTENDED TO BE DISPLAYED
 AT A SCALE OF 1" = 40' OR SMALLER

Bowman Consulting Group, Ltd.
 301 SE Ocean Blvd., Suite 301
 Stuart, FL 34984
 Phone: (772) 283-4413
 Fax: (772) 220-7881
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

FLORIDA

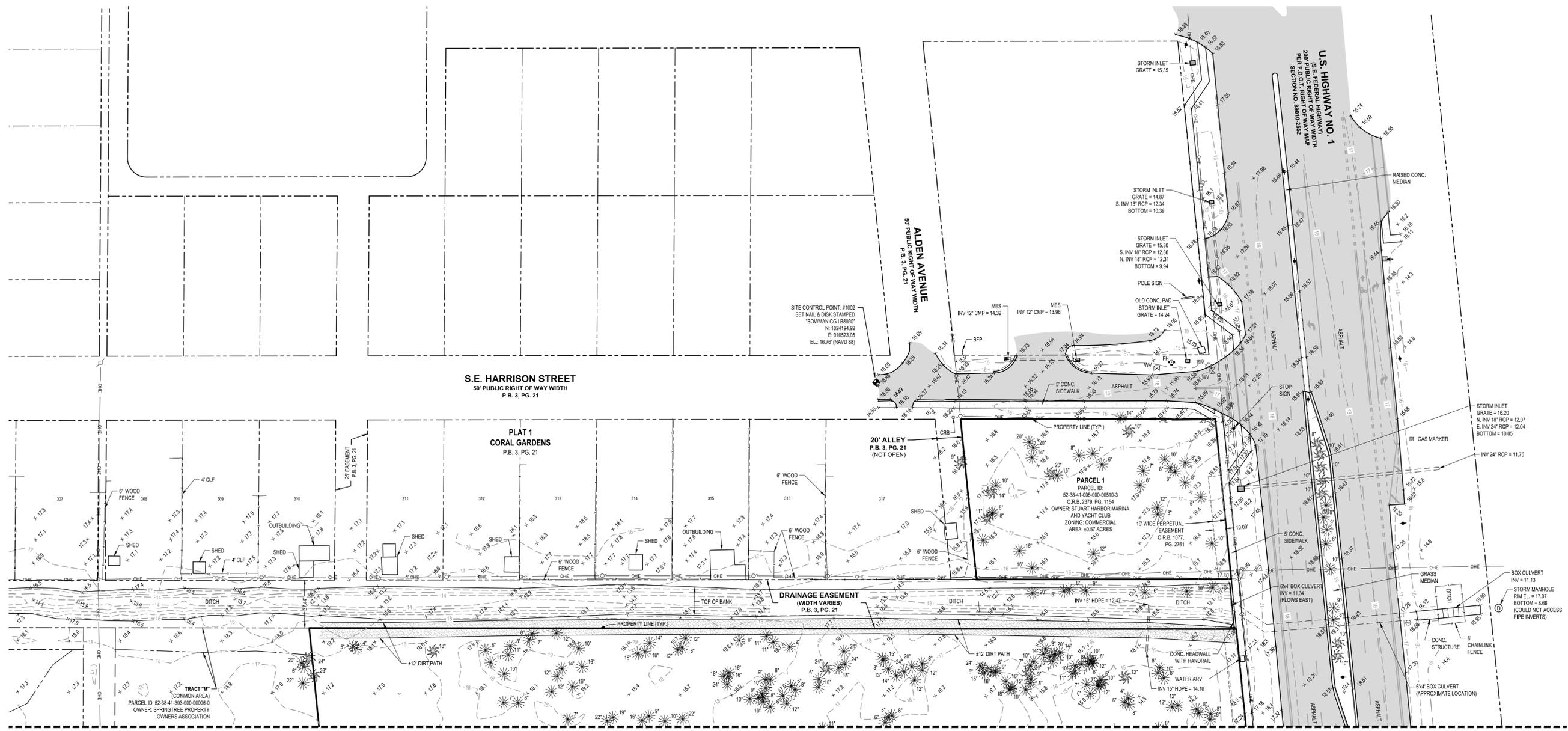
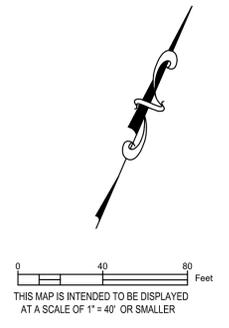
TOPOGRAPHIC SURVEY
SPRINGTREE HOMES
STUART

MARTIN COUNTY

PROJECT NO.
 30210-01-001

REVISIONS			
DATE	DESCRIPTION	RT	RB
19-180 JS	FIELD	DRAWN	CHKD

SCALE: 1" = 40'
 JOB No. 30210-01-001
 DATE: 6/28/2019
 FILE: 30210-D-BP-001



MATCHLINE - SEE SHEET 3 FOR CONTINUATION

Bowman Consulting Group, Ltd.
 301 SE Ocean Blvd., Suite 301
 Stuart, FL 34994
 Phone: (772) 283-1413
 Fax: (772) 220-7861
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

FLORIDA

TOPOGRAPHIC SURVEY
SPRINGTREE HOMES
STUART

MARTIN COUNTY

PROJECT NO.
 30210-01-001

REVISIONS			
DATE	DESCRIPTION	RT	RB
19-180 JS	FIELD	DRAWN	CHKD

SCALE: 1" = 40'
 JOB No. 30210-01-001
 DATE: 6/28/2019
 FILE: 30210-D-BP-001

Existing Tree Chart

Tree No.	Species	Size DBH	Protected	Status
1	Slash Pine	20	Yes	Preserve
2	Slash Pine	14	Yes	Preserve
3	Slash Pine	15	Yes	Preserve
4	Slash Pine	8	No	Preserve
5	Slash Pine	7	No	Preserve
6	Slash Pine	8	No	Preserve
7	Slash Pine	14	Yes	Preserve
8	Slash Pine	10	Yes	Preserve
9	Slash Pine	7	No	Preserve
10	Slash Pine	10	Yes	Preserve
11	Slash Pine	8	No	Preserve
12	Slash Pine	8	No	Preserve
13	Slash Pine	8	No	Preserve
14	Slash Pine	8	No	Preserve
15	Slash Pine	8	No	Preserve
16	Slash Pine	6	No	Preserve
17	Slash Pine	12	Yes	Preserve
18	Slash Pine	8	No	Preserve
19	Slash Pine	10	Yes	Preserve
20	Slash Pine	12	Yes	Preserve
21	Slash Pine	16	Yes	Preserve
22	Slash Pine	16	Yes	Preserve
23	Slash Pine	24	Yes	Preserve
24	Slash Pine	8	No	Preserve
25	Slash Pine	8	No	Preserve
26	Slash Pine	10	Yes	Preserve
27	Sabal Palm	26	No	Preserve
28	Live Oak	5	Yes	Preserve
29	Live Oak	4	No	Preserve
30	Sabal Palm	18	No	Preserve
31	Slash Pine	8	No	Preserve
32	Slash Pine	11	Yes	Preserve
33	Slash Pine	10	Yes	Preserve
34	Slash Pine	11	Yes	Preserve
35	Slash Pine	8	No	Preserve
36	Slash Pine	7	No	Preserve
37	Slash Pine	8	No	Preserve
38	Slash Pine	12	Yes	Preserve
39	Slash Pine	14	Yes	Preserve
40	Slash Pine	12	Yes	Preserve
41	Slash Pine	12	Yes	Preserve
42	Slash Pine	16	Yes	Preserve
43	Slash Pine	16	Yes	Preserve
44	Slash Pine	10	Yes	Preserve
45	Slash Pine	18	Yes	Preserve
46	Slash Pine	18	Yes	Preserve
47	Slash Pine	14	Yes	Preserve
48	Slash Pine	12	Yes	Preserve
49	Slash Pine	8	Yes	Preserve
50	Slash Pine	12	Yes	Preserve
51	Slash Pine	13	Yes	Preserve
52	Slash Pine	24	Yes	Preserve
53	Slash Pine	16	Yes	Preserve
54	Slash Pine	16	Yes	Preserve
55	Live Oak	11	Yes	Preserve
56	Slash Pine	8	Yes	Preserve
57	Slash Pine	11	Yes	Preserve
58	Slash Pine	9	No	Preserve
59	Slash Pine	10	Yes	Remove
60	Slash Pine	10	Yes	Remove
61	Slash Pine	10	Yes	Remove
62	Slash Pine	9	No	Preserve
63	Slash Pine	8	No	Preserve
64	Slash Pine	10	Yes	Remove
65	Slash Pine	12	Yes	Remove
66	Slash Pine	8	No	Preserve
67	Slash Pine	6	No	Preserve
68	Slash Pine	6	No	Preserve
69	Slash Pine	10	Yes	Preserve
70	Sabal Palm	24	No	Preserve
71	Slash Pine	18	Yes	Preserve
72	Slash Pine	24	Yes	Preserve
73	Slash Pine	24	Yes	Preserve
74	Slash Pine	8	No	Preserve
75	Slash Pine	15	Yes	Preserve
76	Slash Pine	24	Yes	Preserve
77	Slash Pine	20	Yes	Preserve
78	Slash Pine	8	No	Preserve
79	Slash Pine	12	Yes	Preserve
80	Slash Pine	12	Yes	Preserve
81	Slash Pine	11	Yes	Preserve
82	Slash Pine	13	Yes	Preserve
83	Slash Pine	24	Yes	Preserve
84	Slash Pine	8	No	Preserve
85	Slash Pine	15	Yes	Preserve
86	Slash Pine	18	Yes	Preserve
87	Slash Pine	16	Yes	Preserve
88	Slash Pine	10	Yes	Preserve
89	Slash Pine	16	Yes	Preserve
90	Slash Pine	15	Yes	Preserve

Tree No.	Species	Size DBH	Protected	Status
91	Slash Pine	16	Yes	Preserve
92	Slash Pine	9	No	Preserve
93	Slash Pine	8	No	Preserve
94	Slash Pine	10	Yes	Preserve
95	Slash Pine	14	Yes	Preserve
96	Slash Pine	20	Yes	Preserve
97	Slash Pine	14	Yes	Preserve
98	Slash Pine	10	Yes	Preserve
99	Slash Pine	12	Yes	Preserve
100	Slash Pine	11	Yes	Preserve
101	Slash Pine	10	Yes	Preserve
102	Slash Pine	12	Yes	Preserve
103	Slash Pine	12	Yes	Preserve
104	Slash Pine	10	Yes	Preserve
105	Slash Pine	12	Yes	Remove
106	Slash Pine	12	Yes	Remove
107	Slash Pine	10	Yes	Remove
108	Slash Pine	10	Yes	Remove
109	Slash Pine	12	Yes	Remove
110	Slash Pine	14	Yes	Remove
111	Slash Pine	10	Yes	Remove
112	Slash Pine	12	Yes	Remove
113	Slash Pine	10	Yes	Remove
114	Slash Pine	16	Yes	Remove
115	Slash Pine	18	Yes	Remove
116	Slash Pine	20	Yes	Remove
117	Slash Pine	14	Yes	Remove
118	Slash Pine	24	Yes	Remove
119	Slash Pine	20	Yes	Remove
120	Slash Pine	12	Yes	Remove
121	Slash Pine	24	Yes	Remove
122	Slash Pine	12	Yes	Remove
123	Slash Pine	10	Yes	Remove
124	Slash Pine	12	Yes	Remove
125	Slash Pine	11	Yes	Remove
126	Slash Pine	24	Yes	Remove
127	Slash Pine	16	Yes	Remove
128	Slash Pine	14	Yes	Remove
129	Slash Pine	12	Yes	Remove
130	Slash Pine	10	Yes	Remove
131	Slash Pine	22	Yes	Remove
132	Slash Pine	10	Yes	Remove
133	Slash Pine	16	Yes	Remove
134	Slash Pine	19	Yes	Remove
135	Slash Pine	22	Yes	Remove
136	Slash Pine	24	Yes	Remove
137	Slash Pine	14	Yes	Remove
138	Slash Pine	14	Yes	Remove
139	Slash Pine	10	Yes	Remove
140	Slash Pine	13	Yes	Remove
141	Slash Pine	10	Yes	Remove
142	Slash Pine	10	Yes	Remove
143	Slash Pine	10	Yes	Remove
144	Slash Pine	15	Yes	Remove
145	Slash Pine	12	Yes	Remove
146	Slash Pine	12	Yes	Remove
147	Slash Pine	12	Yes	Remove
148	Slash Pine	10	Yes	Remove
149	Slash Pine	13	Yes	Remove
150	Slash Pine	14	Yes	Remove
151	Slash Pine	12	Yes	Remove
152	Slash Pine	12	Yes	Remove
153	Slash Pine	12	Yes	Remove
154	Slash Pine	12	Yes	Remove
155	Slash Pine	12	Yes	Remove
156	Slash Pine	20	Yes	Remove
157	Slash Pine	16	Yes	Remove
158	Slash Pine	12	Yes	Remove
159	Slash Pine	10	Yes	Remove
160	Slash Pine	16	Yes	Remove
161	Slash Pine	14	Yes	Remove
162	Slash Pine	12	Yes	Remove
163	Slash Pine	14	Yes	Remove
164	Slash Pine	14	Yes	Remove
165	Slash Pine	20	Yes	Remove
166	Slash Pine	14	Yes	Remove
167	Slash Pine	20	Yes	Remove
168	Slash Pine	12	Yes	Remove
169	Slash Pine	14	Yes	Remove
170	Slash Pine	12	Yes	Remove
171	Slash Pine	10	Yes	Remove
172	Slash Pine	10	Yes	Remove
173	Slash Pine	12	Yes	Remove
174	Slash Pine	10	Yes	Remove
175	Slash Pine	12	Yes	Remove
176	Slash Pine	12	Yes	Remove
177	Slash Pine	10	Yes	Remove
178	Slash Pine	10	Yes	Remove
179	Slash Pine	8	No	Remove
180	Slash Pine	10	Yes	Remove

Tree No.	Species	Size DBH	Protected	Status
181	Slash Pine	14	Yes	Remove
182	Slash Pine	14	Yes	Remove
183	Slash Pine	6	No	Remove
184	Slash Pine	12	Yes	Remove
185	Slash Pine	12	Yes	Remove
186	Slash Pine	10	Yes	Remove
187	Slash Pine	12	Yes	Remove
188	Slash Pine	12	Yes	Remove
189	Slash Pine	10	Yes	Remove
190	Slash Pine	11	Yes	Remove
191	Slash Pine	12	Yes	Remove
192	Slash Pine	12	Yes	Remove
193	Slash Pine	12	Yes	Remove
194	Slash Pine	12	Yes	Remove
195	Slash Pine	6	No	Preserve
196	Slash Pine	7	No	Preserve
197	Slash Pine	8	No	Preserve
198	Slash Pine	20	Yes	Preserve
199	Slash Pine	11	Yes	Preserve
200	Slash Pine	14	Yes	Remove
201	Slash Pine	6	No	Preserve
202	Slash Pine	10	Yes	Preserve
203	Slash Pine	8	No	Preserve
204	Slash Pine	8	No	Preserve
205	Slash Pine	11	Yes	Preserve
206	Slash Pine	16	Yes	Preserve
207	Slash Pine	26	Yes	Preserve
208	Slash Pine	20	Yes	Preserve
209	Slash Pine	11	Yes	Preserve
210	Slash Pine	6	No	Preserve
211	Slash Pine	18	Yes	Remove
212	Slash Pine	15	Yes	Remove
213	Slash Pine	16	Yes	Remove
214	Slash Pine	20	Yes	Remove
215	Slash Pine	10	Yes	Remove
216	Slash Pine	24	Yes	Remove
217	Slash Pine	10	Yes	Remove
218	Slash Pine	11	Yes	Remove
219	Slash Pine	28	Yes	Remove
220	Slash Pine	19	Yes	Remove
221	Slash Pine	22	Yes	Remove
222	Slash Pine	18	Yes	Remove
223	Slash Pine	20	Yes	Remove
224	Slash Pine	20	Yes	Remove
225	Slash Pine	16	Yes	Remove
226	Slash Pine	14	Yes	Remove
227	Slash Pine	10	Yes	Remove
228	Slash Pine	18	Yes	Remove
229	Slash Pine	24	Yes	Remove
230	Slash Pine	24	Yes	Remove
231	Slash Pine	24	Yes	Remove
232	Slash Pine	14	Yes	Remove
233	Slash Pine	12	Yes	Remove
234	Slash Pine	18	Yes	Remove
235	Slash Pine	16	Yes	Remove
236	Slash Pine	14	Yes	Remove
237	Slash Pine	12	Yes	Remove
238	Slash Pine	12	Yes	Remove
239	Slash Pine	19	Yes	Remove
240	Slash Pine	16	Yes	Remove
241	Slash Pine	12	Yes	Remove

Legend

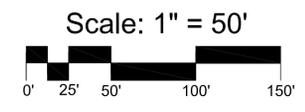
- Ex. Trees to be Preserved
- Ex. Trees to be Removed

Protected Tree Removal Summary

Protected Specimen Trees (Hardwood)		
Total Inches (DBH) to be Removed		0 Inches
Total Inches (DBH) for Replacement		0 Inches
Protected Specimen Pines (Softwood)		
Total Inches (DBH) to be Removed		1,725 Inches
Total Inches (DBH) to be Replaced (1,725 x 1.5)		2,587.5 Inches

Notes

- See Sheet LP-5 for applicable details and notes related to Tree Protection Barricades.
- See Tree Mitigation data on Sheet LP-2 for proposed replacement inches.



Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19 12-02-19 1-07-20
Revision Dates	3-20-20



Zoning: TP - Mobile Home Park District (Martin County)
FLU: Mobile Home (Martin County)
Ex. Use: Mobile Home Park

Zoning: R-2 Single Family Residential (Martin County)
FLU: Medium Density (Martin County)
Ex. Use: Preserve Area (300' - 350' to west)

Zoning: R-3A Liberal Multi-family (Martin County)
FLU: Comm. General (Martin County)
Ex. Use: Service Station

Zoning: R-2B Single Family Residential (Martin County)
FLU: Low Density (Martin County)
Ex. Use: Coral Gardens / Single Family Residential

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submit Dates 10-09-19
12-02-19 1-07-20
Revision Dates 3-20-20

Landscape Data

Required Landscape Area (20% of the total site gross area)	
Total Gross Site Area	13.59 Ac. / 592,032 sf
Required Area (592,032 sf x 20%)	2.72 Ac. / 118,407 sf
Provided Area	5.62 Ac. / 245,014 sf (41%)
1 Tree per 1,500 sf of Development Site (Min. 50% Shade Trees)	
Development Site (excludes ex. on-site preserve area)	522,811 sf (12.0 Ac.)
Total Trees Required (522,811 sf / 1,500 sf)	349 Total Trees
Total Trees Provided	349 Total Trees
Shade Trees	270 Trees
Palms @ 1:1 Ratio	42 Trees
Palms @ 2:1 Ratio	38 Trees (76 Palms / 2)
Total Req. Trees Provided	349 Trees
*Note: Does not include additional trees provided for mitigation / tree replacement. See data below.	
Shade Tree Requirement (Minimum 50% of Required Trees)	
Shade Trees Required (349 Required Trees x 50%)	175 Trees (50%)
Shade Trees Provided	270 Trees (77%)
Native Tree Requirement (Minimum 50% of Required Trees)	
Native Trees Required (349 Req. Trees x 50%)	175 Trees (50%)
Native Trees Provided	185 Trees (53%)

Perimeter Landscape Buffer Requirements

Between Parking Areas and Abutting Right-of-way: (East Property)
A landscaped strip of land not less than ten feet in depth shall be located between parking areas and the abutting right-of-way / street. 1 tree for every 25 LF of required landscape strip. A hedge, wall, berm or other durable landscape barrier placed in a continuous manner.

Adjacent to U.S. Highway No. 1 (East Property): 186 LF

Trees Required: (186 LF / 25)	8 Trees
Trees Provided:	8 Trees
Shade Trees	7 Trees
Palms @ 2:1 Ratio	1 Tree (2 Palms / 2)
Trees Provided	8 Trees

Transitional Landscape Buffer: (North Property)
One Tree Per 30 LF. Buffer shall include a buffer screen the width of which is 25 percent of the width of the required buffer. The buffer screen shall include a six-foot high wall or fence, Sec. 6.04.06 B (4) - No Structure, mechanical equipment, trash receptacles, parking area or internal driveways shall be located in the common boundary buffer within 15 feet of the property line.

North Property abutting Single family: 564 LF

Required Buffer Width : 55' (25' + 10' for each additional bldg. story)	564 LF
Provided Buffer Width : 56' Average	
Required Buffer Screen : 13.75' (55' Buffer width x 25%)	
Provided Buffer Screen : 50' Average Ex. Preserve / Native Vegetation Area	
Trees Required / Provided: N/A. 50' Average Existing Preserve / Native Vegetation Area Provided	

Parking Area Landscaping adjacent to streets: (South Property)
A landscaped strip of land not less than ten feet in depth shall be located between the parking area and the abutting street. 1 tree for every 30 LF of required landscape strip. A hedge, wall, berm or other durable landscape barrier placed in a continuous manner.

Adjacent to SE Springtree Place: 605 LF

Trees Required: (605 LF / 30)	20 Trees
Trees Provided:	25 Trees
Shade Trees	19 Trees
Palms @ 2:1 Ratio	6 Trees (13 Palms / 2)
Trees Provided	25 Trees

West Property Landscape Buffer: (No Landscape Buffer Required)
The abutting property to the west is undeveloped and is an existing preserve tract for the adjacent single family Springtree development. We are providing an enhanced 50' preserve area along the west property with additional 128 proposed native trees as shown on plan. This provides a much larger connected preserve area with a continuation of the existing native vegetation / habitat.

Interior / Parking Area Landscape Requirements

Required Landscaping between Building Walls and Parking Areas:
Multi-family development shall provide a landscaped strip between the building walls and parking areas. 1 Tree per 20 LF and continuous hedge shall be placed between the building perimeter which is adjacent to parking areas. LF calculations shall exclude building entrances and A/C pads.

Building Type 4.1 : 1,100 LF Total (220 LF per building x 5 building)	55 Trees
Trees Required: (1,100 LF / 20)	56 Trees
Trees Provided:	56 Trees
Building Type 4.4 : 476 LF Total (238 LF per building x 2 building)	24 Trees
Trees Required: (476 LF / 20)	24 Trees
Trees Provided:	24 Trees
Clubhouse : 100 LF Total (100 LF per building x 1 building)	5 Trees
Trees Required: (100 LF / 20)	6 Trees
Trees Provided:	6 Trees
Total Trees Required:	84 Trees
Total Trees Provided:	86 Trees
Shade Trees	48 Trees (57%)
Palms @ 1:1 Ratio	20 Trees
Palms @ 2:1 Ratio	18 Trees (36 Palms / 2)
Trees Provided	86 Trees

Interior / Terminal Landscape Island Requirement:
Each interior island shall contain a min. of 1 tree and a combination of shrubs, ground cover, grass and mulch. Hedge material used must be maintained at a max. height of 24". Not less than 50% of trees used in parking area interior landscaping shall be shade trees.

Trees Required:	69 Trees
Trees Provided:	70 Trees
Shade Trees	60 Trees (87%)
Palms @ 1:1 Ratio	3 Trees
Palms @ 2:1 Ratio	7 Trees (15 Palms / 2)
Trees Provided	70 Trees

Interior Parking Median Requirement:
Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than 1 tree every 20 LF. No trees shall be located more than 50 feet apart. Any hedge materials located within an interior landscaped median shall be maintained at a Max. height 24".

Total LF of Parking Median : 365 LF

Trees Required: (365 LF / 20)	18 Trees
Trees Provided:	18 Trees
(18 Shade Trees / 100%)	

*** Tree Replacement / Mitigation Data**

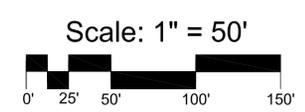
Trees provided for Mitigation / Tree replacement are in addition to required trees per Section 6.04 Landscaping.

Protected Specimen Trees (Hardwood):	Inches to be Removed	0 Inches	Protected Specimen Pines (Softwood):	Inches to be Removed	1,725 Inches
	Required Replacement Inches	0 Inches		Required Replacement Inches (1,725 x 1.5)	2,587.5 Inches
				Provided On-site Replacement Inches	2,932 Inches
				107 - Slash Pines @ 2.5" DBH	267.5 inches
				8 - Royal Palms @ 18" CT	68 inches
				40 - Sabal Palms @ 16" CT	260 inches
				70 - Sabal Palms @ 18" CT	595 inches
				60 - Sabal Palms @ 22" CT	750 inches
				20 - Washingtonia Palms @ 18" CT	170 inches
				53 - Washingtonia Palms @ 25" CT	821.5 inches
				Total inches Provided	2,932 inches

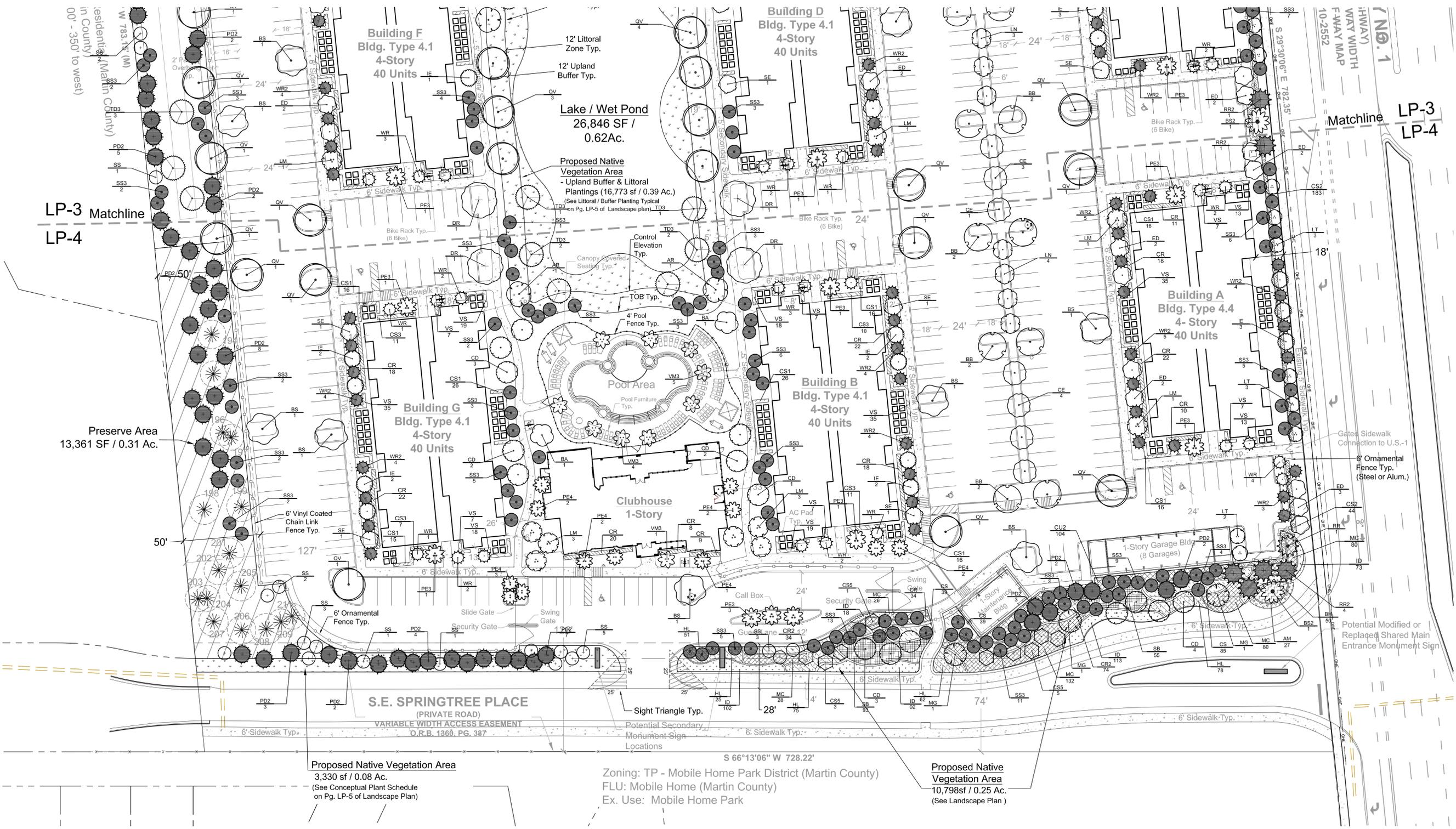
Notes:
- See "Trees for Mitigation" Category within Tree Schedule on Sheet LP-5 for total provided mitigation inches per tree
- Additional trees provided for Mitigation are shown on plan with gray solid hatch

Legend

- # Existing Trees to be Preserved (See Existing Tree Chart on Sheet LP-1 for more detailed info)
- Ex. Preserve Area
- Proposed Native Vegetation Area



STUART - SPRINGTREE
City of Stuart
Landscape Plan



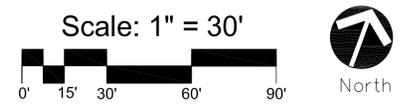
Proposed Native Vegetation Area
3,330 sf / 0.08 Ac.
(See Conceptual Plant Schedule on Pg. LP-5 of Landscape Plan)

Zoning: TP - Mobile Home Park District (Martin County)
FLU: Mobile Home (Martin County)
Ex. Use: Mobile Home Park

Proposed Native Vegetation Area
10,798sf / 0.25 Ac.
(See Landscape Plan)

Legend

- # Existing Trees to be Preserved
(See Existing Tree Chart on Sheet LP-1 for more detailed info)
- Ex. Preserve Area
- Proposed Native Vegetation Area



Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19 1-07-20
Revision Dates 3-20-20



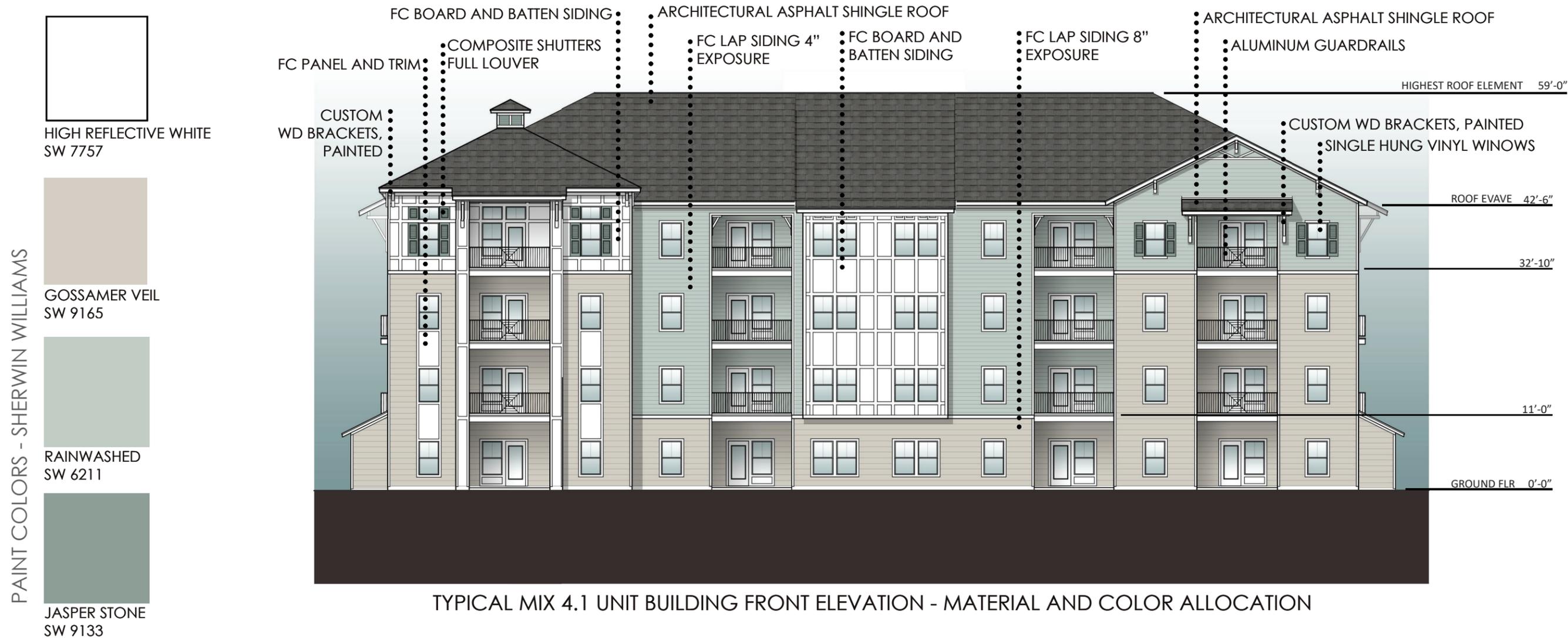
LEFT SIDE ELEVATION



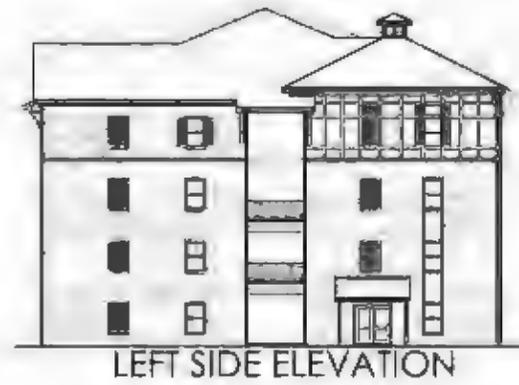
REAR ELEVATION



RIGHT SIDE ELEVATION



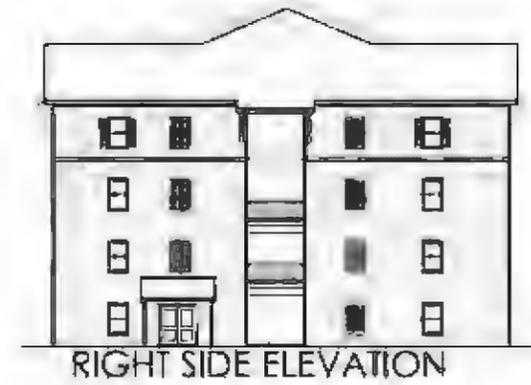
TYPICAL MIX 4.1 UNIT BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION



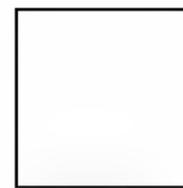
LEFT SIDE ELEVATION



REAR ELEVATION



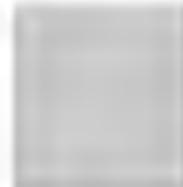
RIGHT SIDE ELEVATION



HIGH REFLECTIVE WHITE
SW 7757



GOSSAMER VEIL
SW 9165

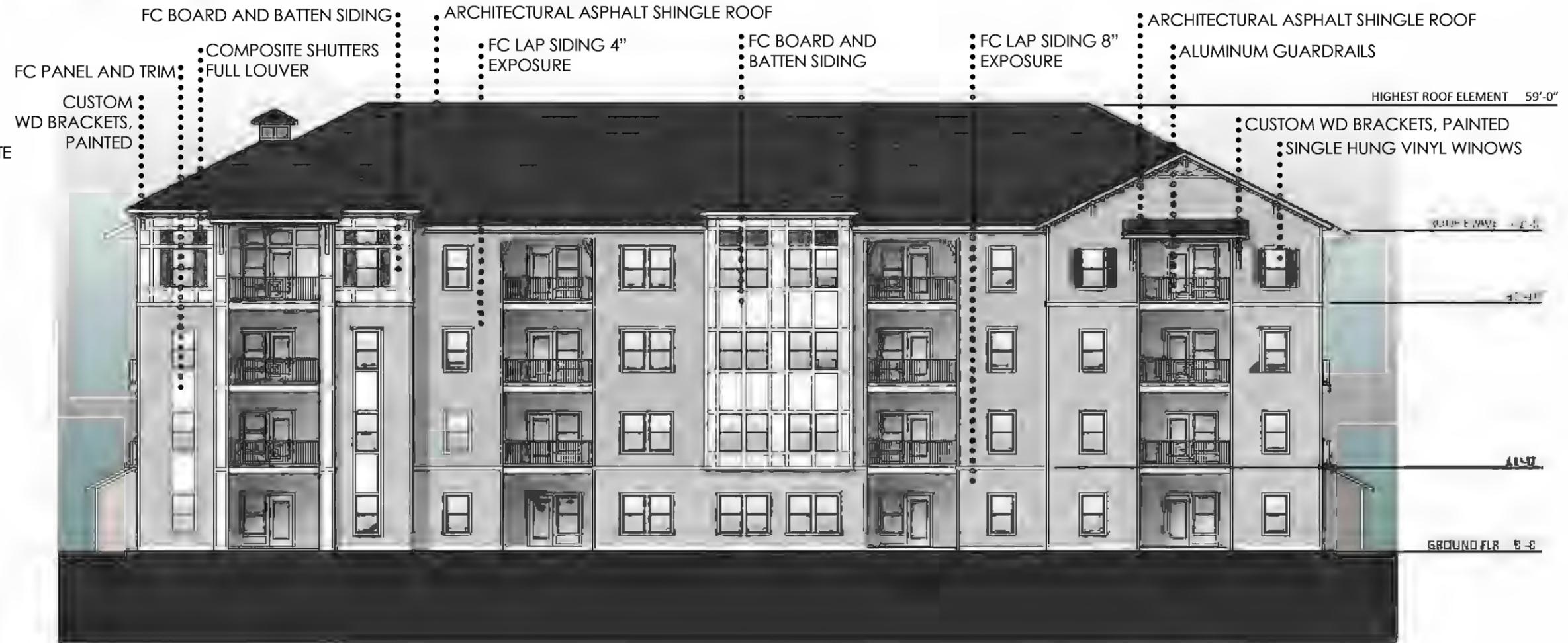


RAINWASHED
SW 6211



JASPER STONE
SW 9133

PAINT COLORS - SHERWIN WILLIAMS



TYPICAL MIX 4.4 UNIT BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION



Stuart - Multi Family - FL Waypoint Residential

architecture | interiors | planning

MIX 4.4



HIGH REFLECTIVE WHITE
SW 7757



GOSSAMER VEIL
SW 9165

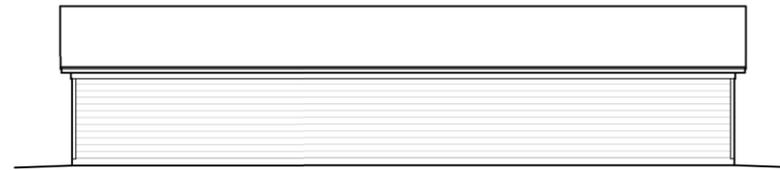


RAINWASHED
SW 6211



JASPER STONE
SW 9133

PAINT COLORS - SHERWIN WILLIAMS



REAR ELEVATION



TYPICAL SIDE ELEVATION

MANUFACTURED GARAGE DOOR-PAINTED

FC TRIM

FC BOARD AND BATTEN
TRIM ACCENTS

FC LAP SIDING 8"
EXPOSURE

ARCHITECTURAL ASPHALT SHINGLE ROOF



TYPICAL GARAGE BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD May 11, 2020
AT 5:30 PM Commission Chambers & ZOOM
Telecommunications
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Michael J. Meier
Vice Mayor Eula R. Clarke
Commissioner Becky Bruner
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel

 **5:30 PM ROLL CALL – Meeting Called to Order**

THIS MEETING WAS A HYBRID IN PERSON/REMOTE MEETING.

Statement by City Manager Dyess:

Pursuant to Executive Order 20-69 issued by the Office of Governor Ron DeSantis on March 20, 2020, due to COVID-19, municipalities may conduct meeting of their governing boards without having a quorum of its members physically or at any specific location and utilize communications media such as telephonic or video conferencing as provided by Florida Statute 120.54. Procedures for public comment may be made utilizing a laptop, tablet, computer, or smartphone. All public comments will be taken at the beginning of the meeting for all agenda items. Click participants, then click raise hand at the bottom of the participant window. Your microphone will be unmuted when you are called on to speak. The public may choose to activate their camera if they wish. Both will be deactivated once their public comment time is completed. If attending by phone, press *9 to raise your hand, you will be called by the last three digits of your phone number. All are asked to state their name and address clearly for the record.

During Roll Call, for the record, Dyess requested the board state whether they are present in person or attending the meeting virtually.

 5:32 PM Roll Call

Present: Mayor Meier, Vice Mayor Clarke, Commissioner Bruner, Commissioner Glass Leighton, Commissioner Matheson (all board members in person)

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. MENTAL HEALTH AWARENESS MONTH - MAY 2020

Via Zoom, George Shopland, CEO of New Horizons thanked the City for their support and the recognition of the importance of mental health, especially in these uncertain times of the virus.

2. SAFE BOATING WEEK 2020

Due to technical difficulties, the recipient was not available.

 5:49 PM **Via Zoom, Ms. Dawn Muller Flotilla Commander of United States Coast Guard Auxiliary Flotilla 59 Stuart was able to comment on the Proclamation and thanked the City and provided Florida boating statistics for safety awareness.**

5:38 PM **COMMENTS BY CITY COMMISSIONERS**

Commissioner Glass Leighton

- **Announced the Florida Health Department is offering free COVID-19 testing, two sites in the City with no appointment needed; St. Joseph's Catholic Church on Wednesday, May 15th from 12 to 6 p.m. and at the 10th Street Community Center on Saturday May 16th from 10 a.m. to 6 p.m., walk-up or drive through.**

Vice Mayor Clarke

- **Encouraged using the "arts" among families during quarantine.**
- **Request to pull Item #3 to educate the public on this item.**
- **Glad to hear about the COVID-19 testing for the best interest of the community.**

Commissioner Bruner

- **No comments.**

Commissioner Matheson

- **Reiterated on the arts comment and free testing. From the 12th to 23rd, there will be 12 different sites in the County, encourage people to get free testing.**

- Thanked fellow Commissioners for their support in making him the LOSOM representative, informed them that he wrote Colonel Polk with the vision statement and about how pleased he was with the status of the River. Regarding the bill in Congress now, and the positions the County has taken, states he is interested in sending another letter in stating the City agrees with the County on the issue, that the savings clause should not be tied to LOSOM.

 5:49 PM Interruption of Commissioner Comments - Item #2, Proclamation acceptance.

 5:51PM City Attorney Mortell read the County's letter into the record.

 5:46 PM MOTION: Motion to have the Mayor review the letter and sign it on behalf of the City of Stuart and submit it to the Transportation and Infrastructure Committee. AMENDED MOTION: That all Commissioners review the letter and sign it is we so choose.

Moved by: Commissioner Matheson

Seconded by: Commissioner Clarke

Motion passed unanimously.

Mayor Meier

- Commented on his past worry being proven right about the City breaking guidelines, commented on the downtown restaurants in which people were closer than 6 feet apart. Feels enforcement needs to be discussed and requested compliance enforcement from the City Manager. Stressed the critical guidelines set by the CDC for the health and safety of our public.

COMMENTS BY CITY MANAGER

City Manager Dyess

- Announced that Item #8 is to be continued to a date certain of May 26th.
- For the face coverings discussion, would like to include playgrounds as Martin County opened their playgrounds to the public on Friday.
- Per enforcement, commented on the barber shop complaints, gyms, and restaurants. Police Chief Joe Tumminelli reported virtually via Zoom on enforcement, offenders, and compliance.

APPROVAL OF AGENDA

 6:09 PM MOTION: Move approval of the agenda pulling Item #3 and continuing Item #8.

Moved by: Commissioner Glass Leighton

Seconded by: Commissioner Clarke

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 Minutes Max.)

(ALL COMMENTS FOR EVERY AGENDA ITEM TAKEN AT THIS TIME)

- 1) **Helen McBride – Flamingo Avenue; Commented that yardwork is the best way to get outside and complimented Milton Leggett and the City Public Works Department.**

Vice Mayor Clarke also complemented Milton Leggett and his team for their quick response when called upon. She asked for clarification on brown vegetation carts. Mr. David Peters, Public Works Director reported via Zoom that brown carts are available upon request by calling the Customer Service Department.

CONSENT CALENDAR

3. STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS REAPPOINTMENT OF MARTHA MOSLEY AND LILLY WILLIAMS FOR 4-YEAR TERMS FROM 2020 THROUGH 2024.

4. AWARD OF RFQL #2020-400: CITY WIDE ANNUAL ROOFING REPAIR & REPLACEMENT SERVICES:

RESOLUTION No. 54-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF RFQL #2020-400, CITY WIDE ANNUAL ROOFING REPAIR AND REPLACEMENT TO TOP FOUR RANKED FIRMS, HI-TECH ROOFING & SHEET METAL, INC. OF LAKE WORTH, FLORIDA, THE ROOF AUTHORITY, INC. OF FORT PIERCE, FLORIDA, CROW THER ROOFING & SHEET METAL OF FLORIDA, INC. OF FORT MYERS, FLORIDA AND ADVANCED ROOFING, INC OF FORT LAUDERDALE, FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR



**6:14 PM MOTION: Move approval of the Consent pulling Item #3.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Matheson
Motion passed unanimously.**

3. STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS REAPPOINTMENT OF MARTHA MOSLEY AND LILLY WILLIAMS FOR 4-YEAR TERMS FROM 2020 THROUGH 2024.

Vice Mayor Clarke noted the relationship between the City and Stuart Housing Authority.

Attorney Mortell explained Housing Authorities and the requirements of appointees ratified by the Commission. These positions receive no compensation.

 **6:16 PM MOTION:** Move approval of the two members for the terms from 2020 to 2024 on the Stuart Housing Authority Board of Commissioners.

Moved by: Vice Mayor Clarke

Seconded by: Commissioner Bruner

Motion passed unanimously.

COMMISSION ACTION

 **6:17 PM 5. FACE COVERING RECOMMENDATION:**

RESOLUTION No. 58-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ENCOURAGING THE USE OF FACE COVERING EQUIPMENT WHILE IN PUBLIC WITHIN THE GEOGRAPHIC BOUNDARIES OF STUART, FLORIDA; AND FOR OTHER PURPOSES.

Commissioner Glass Leighton does not support the Resolution, feels it is impractical for exercise and eating, difficult to enforce.

Vice Mayor Clarke commented that mask use is intended where social measures are difficult to maintain but agrees with Glass Leighton on the enforcement part.

Commissioner Matheson commented that he agrees in a consistent message and the key is when social distancing is not available. Suggested amending Section 1 and adding “where proper social distancing according to CDC is not achievable.”

Vice Mayor Clarke reported on a resident’s comment in which they expect to feel protected when attending a City meeting/hosted event. Though it is voluntary, they wanted to be sure it would be a requirement when coming to a public meeting.

Commissioner Bruner feels this is wasted time and commented that our Resolution should state we follow CDC guidelines.

Mayor Meier commented on science statistics about mask protections.

Commissioner Glass Leighton commented that people need to be accountable for their own actions.

 **6:37 PM MOTION:** Approve this Resolution, Section 1 [read by Attorney Mortell: The City Commission urges all residents of the City of Stuart to voluntarily wear non-medical face coverings in all public spaces outside their homes, including sidewalks, public rights of way, boardwalks and open parks, during the term of the COVID-19 public health emergency declared by the Governor of Florida, except where doing so would inhibit that individual’s health or where the individual is under two years of age.]

Moved by: Vice Mayor Clarke

Seconded by: Commissioner Matheson

Motion passed 3/2.

Glass Leighton – NO
Matheson – YES
Bruner – NO
Clarke – YES
Meier - YES

6. CHARTER REFERENDUM QUESTIONS:

RESOLUTION No. 60-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PRESENTING REFERENDUM QUESTIONS FOR PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Mortell reviewed the Charter language as proposed to him by Commissioner Matheson since the last Commission Meeting. Matheson reevaluated his previous motion of 4-year terms with 12 years maximum and would like to change it to the same as the US Presidency; two consecutive 4-year terms, a max of 8 years.

Commission discussion reviewed the terms, the percentage rate of 60 to pass in referendum, term limits, and ballot language. It was the pleasure of the board to breakdown the Resolution and vote on the two referendum questions individually.

 **6:58 PM MOTION: Move Resolution No. 60-2020, accept Item #1.**
Moved by: Commissioner Bruner
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

 **7:04 PM MOTION: Move approval of Section 2 as published.**
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Matheson
Motion passed unanimously.

The City Manager confirmed that the Charter Advisory Board recommended other changes for the Commission to review that would be brought back to them in the next couple of months. Those changes were not changes to the Charter, but to Code, Sections 1 and 2.

7. EXTENSION OF LOCAL EMERGENCY:

RESOLUTION No. 61-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DECLARATION OF A STATE OF LOCAL EMERGENCY PERTAINING TO COVID-19; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

 **7:06 PM MOTION: Move to approve up to June 8th.**
Moved by: Commissioner Clarke
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

Discussion of reopening playgrounds included posting signs and reaching out to the County. The City is prepared that it will receive public email outreach; the City Manager will follow the direction.

ORDINANCE FIRST READING

 **7:21 PM 8. MINOR AMENDMENT TO AVONLEA PUD (QUASI-JUDICIAL):**

ORDINANCE No. 2438-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MINOR AMENDMENT TO “THE NEW AVONLEA” PLANNED UNIT DEVELOPMENT (PUD); THEREBY AMENDING EXHIBIT NUMBER 11 OF THE NEW AVONLEA PUD, ENTITLED THE OFF-SITE INFRASTRUCTURE PLAN; AMENDING CONDITION NUMBER 25 ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

 **7:21 PM MOTION: So moved, motion to continue to date certain of May 26th.**
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

 **7:16 PM 9. AMENDMENT TO CITY CODE OF ORDINANCES RELATING TO BUILDING REGULATIONS.**

ORDINANCE No. 2440-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING CHAPTER 10 OF THE CITY OF STUART CODE OF ORDINANCES ENTITLED “BUILDINGS AND BUILDING REGULATIONS” TO ALIGN WITH STATE CODE; TO ENABLE ENFORCEMENT OF CONTRACTOR LICENSING AND TO ESTABLISH SAFETY PROVISIONS FOR STORM SHUTTERS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Steve Nicolosi, Development Department Building Inspector briefly presented in person on the Code Regulations.

 **7:19 PM MOTION: Approve this change, amendment to the City code related to building regulations, Ordinance No. 2440-2020 as published and requested by staff.**
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Matheson
Motion passed unanimously.

Attorney Mortell requested the Mayor return to Agenda Item #8 for a Motion to continue to item to a date certain for the record.

 **7:22 PM 10. STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL):**

ORDINANCE No. 2427-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART-SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Mayor Meier pointed out, for the record, that the description is no longer valid and needs to be updated.

Attorney Mortell agreed that the Ordinance title should be revised to reflect the amended plan.

Four (4) people sworn; Tom Reetz and Kevin Freeman of the City of Stuart Development Department, Michael Houston

Tom Reetz began with a presentation of the Springtree RPUD and the site plan approval to allow for 270 multi-family units and Kevin Freeman reviewed the Comprehensive Plan.

Intervenor, Attorney David Earl inquired on straight zoning, height limitations and questioned Kevin Freeman.

Michael Houston, HJA Design Studio Landscape Architect, who introduced the project team.

Mr. Houston presented the standard design, site location, site history including the density, environmental site characteristics, and the proposed revised site plan. Revisions included reduction in units, increased open space, two access points, sidewalks, a three-story front building, additional lighting, etc.

 **8:11 PM Mayor called a recess.**

 **8:17 PM Returned from recess.**

Intervenor, Mr. Earl questioned Mr. Houston.

Jim Lott of Waypoint came forward and proposed to the Commission about the demand for housing in Stuart, the uniqueness of the project, and feels they have addressed the concerns though they cannot satisfy everyone. Pros outway the cons.

Intervenor, Attorney Earl presented to include his previously presented and submitted presentation to the record as the main issues still stand. Compatibility is the largest concern.

Michael Houston returned to the podium to explain the Revised Traffic diagram with the Driveway Trips.

One (1) person sworn remotely:

Shaun MacKenzie of MacKenzie Engineering and Planning, Palm City, FL, sworn remotely via Zoom; new access to connect the project to US1 at north end and remove any connection previously shown to SE Harrison Street, with a right in and right out movement only to US1.

Vice Mayor Clarke confirmed density per the City's Code with Kevin Freeman. Received letter from Renee Nesbit, providing to Clerk for the record.

Commissioner Glass Leighton reported that her concerns are the density and would've preferred all the building been lowered to 3 stories.



9:16 PM Public Comment:

- 1) David Keyes – Winter Haven Court; Commented that residents are not against the project, but against the scale of the project.
- 2) Suzanne Bowman – Winter Haven Court; Commented on the height, provided Clerk with documents, and displayed photos.
- 3) William Bowman – Winter Haven Court; Commented on high density in reference to the virus, traffic, sidewalks, etc. Feels it could be a judicial matter.
- 4) Melissa lemmolo – Harrison Street; Commented on high density, stated they are trying to compromise.
- 5) John Irvin – Harrison Street; Density concerns, would like to see a traffic light on US1.
- 6) Robert Publicover - Springtree Place; Commented that 3 story buildings would still supply the demand.
- 7) Alek Londakis – Winter Haven Court; Three U-turns, compatibility, Crossings and Windjammer were used in comparison but those are two-stories.
- 8) Thomas Smart – Monroe Street; Concerns with density and safety.
- 9) Helen McBride – Flamingo Avenue; In favor of the project, commented that lately County residents are telling City commissioners how to run the City. Feels it is somewhere she and other senior citizens would like to live.

ZOOM:

- 10) Debbie Plat – Natalie Estates, Federal Hwy; resident next to Springtree, opposes project, commented on the traffic and difficulty exiting their development.

- 11) Gayle Sneed – Springtree Place; Opposes the project, commented on safety issues.
- 12) Kathy Dorman – Madison Street; Opposes the density, agrees that we need affordable housing but doesn't feel the land should be maxed out.
- 13) Tasha Reeves, Springtree Place; Opposes project, concerns are density, traffic, and accidents; wants 3 stories instead of 4 stories.
- 14) Karin Noir - Springtree HOA Manager; Traffic concerns, convince the developer of a right-hand turn lane onto US1 may help.
- 15) Renee Hardy – Winter Haven Court; Opposes project.
- 16) Robert's Black – Winter Haven Court; Opposes project, agreed with all other neighbors, traffic concerns.
- 17) Christina Mann – Harrison Street; Appreciated the Harrison correction but additional safety concerns include traffic and the ditch nearby.

Commissioners briefly commented.

 9:09 PM MOTION: Move the Springtree RPUD Ordinance No. 2427-2020.
Moved by: Commissioner Bruner
Seconded by: Vice Mayor Clarke
Motion passed 4/1.  10:15 PM

Matheson - YES
Glass Leighton - NO
Bruner - YES
Clarke - YES
Meier - YES

ORDINANCE SECOND READING

No Ordinances for Second Reading.

DISCUSSION AND DELIBERATION

 10:15 PM ADJOURNMENT

Mary R. Kindel, City Clerk

Michael J. Meier, Mayor

Minutes to be approved at the Regular Commission Meeting this 26th day of May, 2020.

CITY COMMISSION MEETING

5.11.2020

STUART-SPRINGTREE RPUD

ORDINANCE NO. 2427-2020

Assigning a Future Land of Multi-Family and a Residential Planned Unit RPUD zoning with Site Plan Approval to allow 280 multi-family apartment units.



LEFT SIDE ELEVATION



REAR ELEVATION

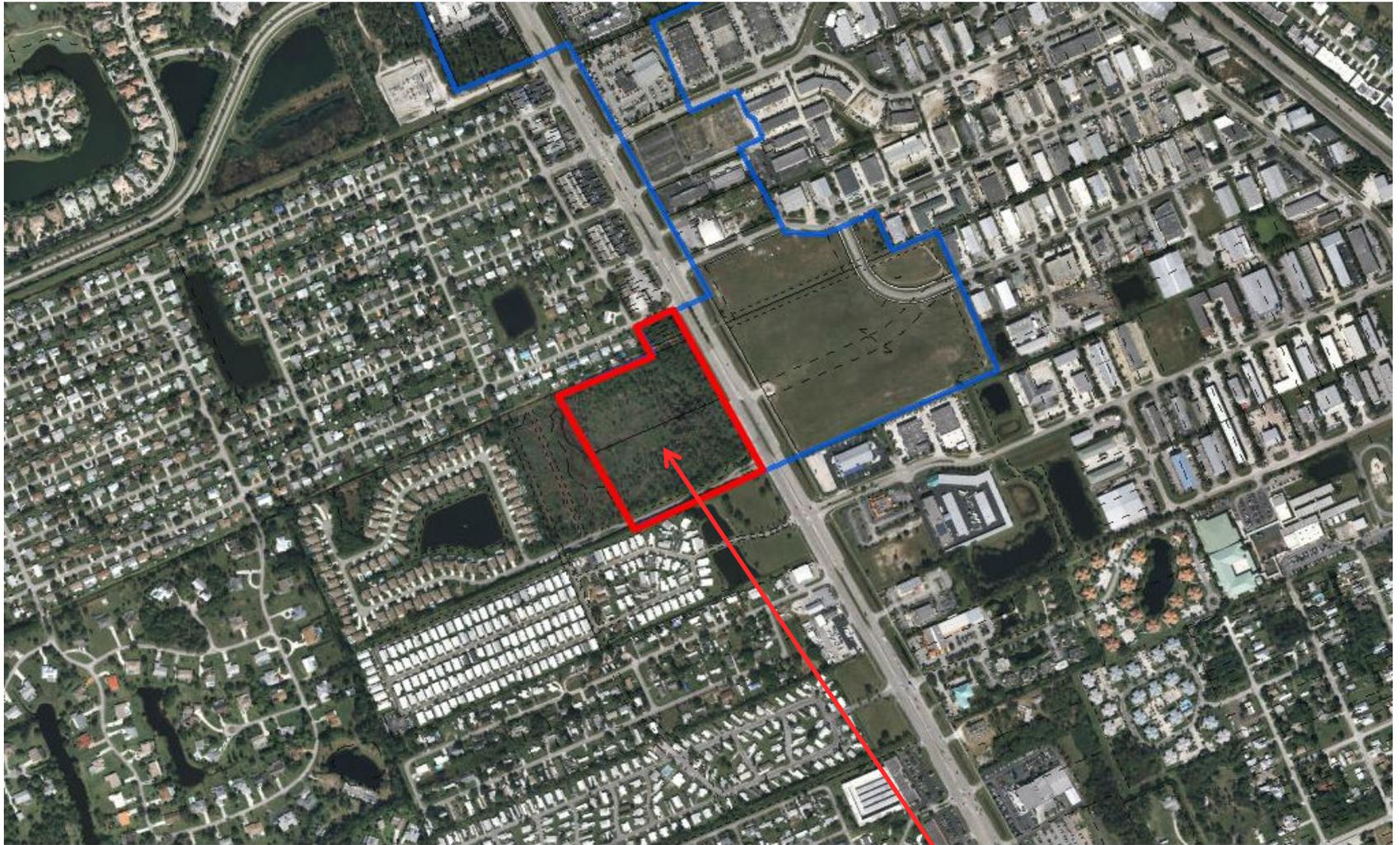


RIGHT SIDE ELEVATION

- **Mailed Notices** per Sec 11.02.01 of the LDC were sent to property owners within 300 feet on 1.14.20
- **3 Signs**, one at the intersection of Springtree PL and US1, one along Harrison St and one along US1 per Sec 11.02.02 of the LCD



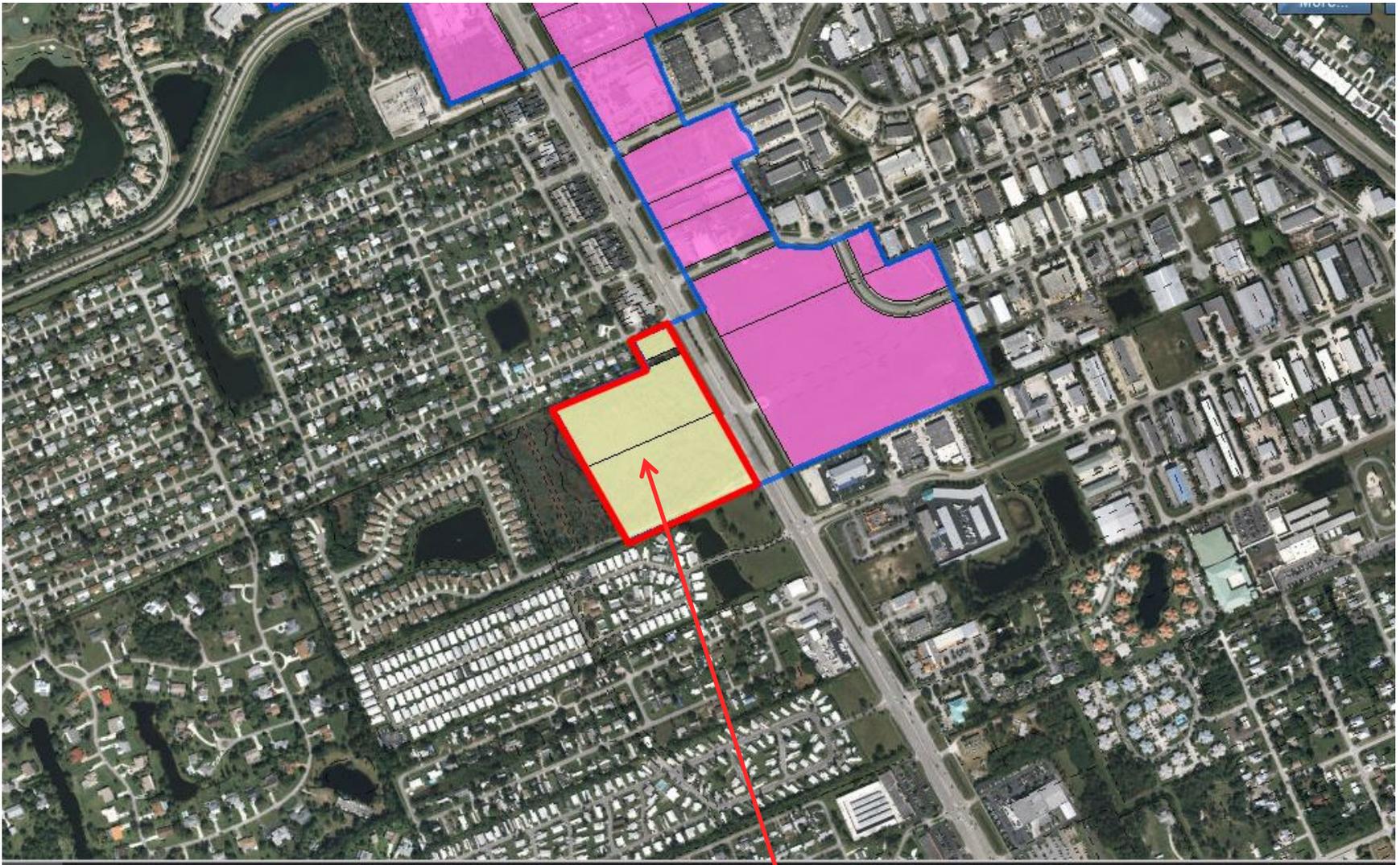
NOTICING REQUIREMENTS



SITE LOCATION

Project Site
13.9 Acres





EXISTING LAND USE

Martin County
Commercial Limited
with R3-A and Liberal
Multi-Family with R-2

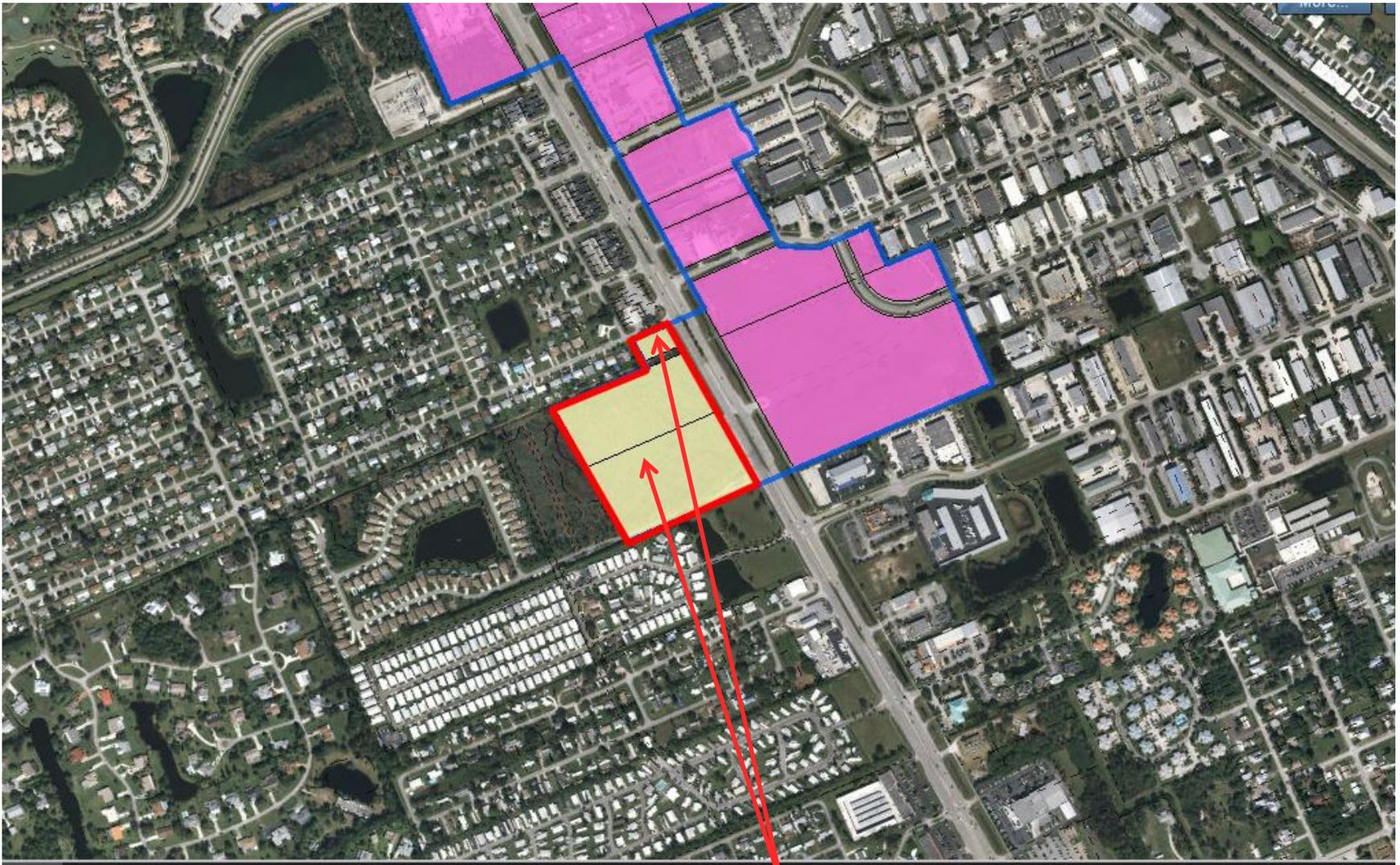




PROPOSED LAND USE

City of Stuart
Multi-Family

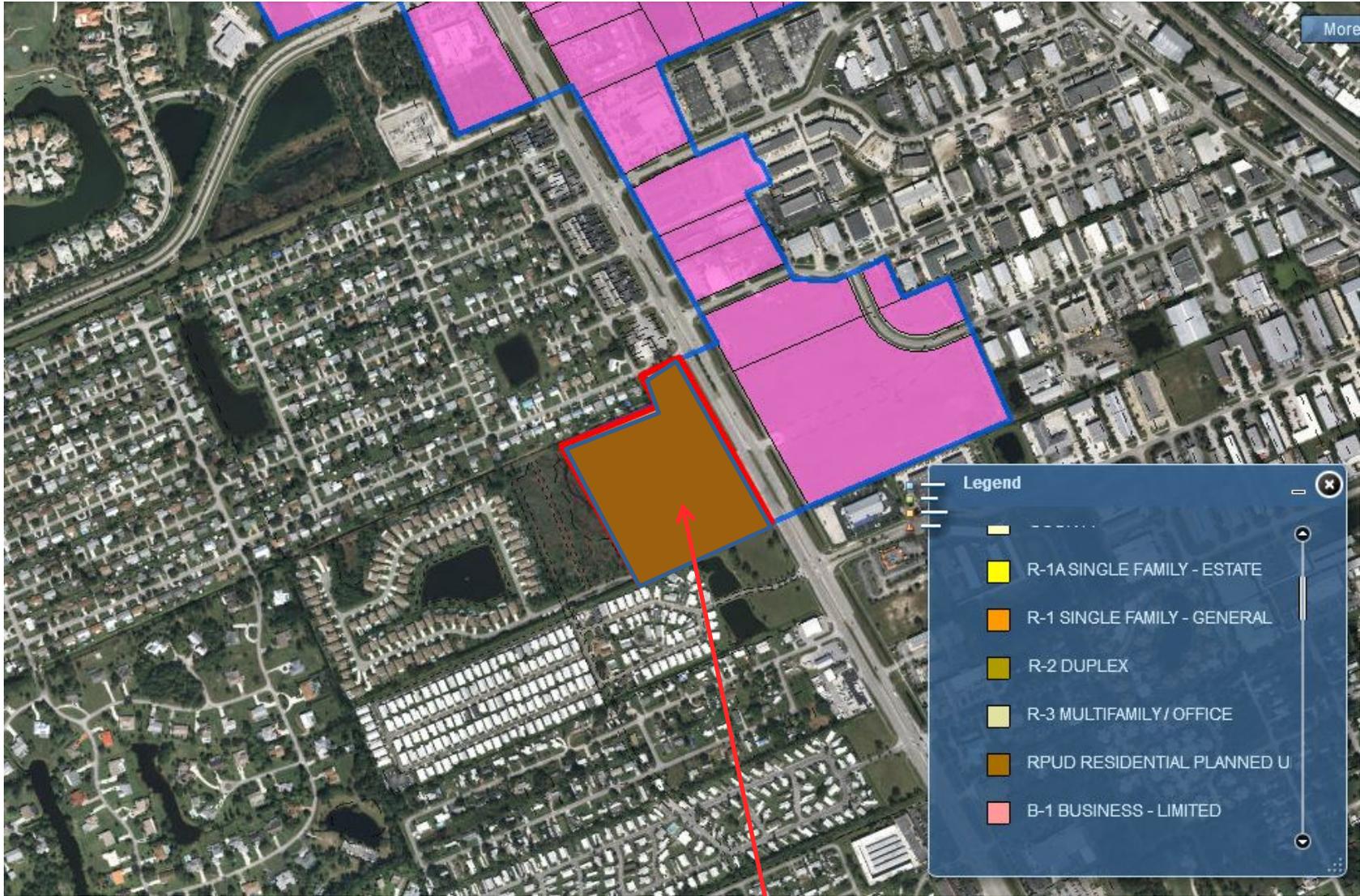




EXISTING ZONING

Martin County
Residential two
larger parcels;
Commercial on
smaller parcel





PROPOSED ZONING City of Stuart
RPUD



Residential/PUD	
Project:	Sprinkler RPUD
Date:	2-24-2021
Adjournal M	Marlin County Commercial and Residential
Adjournal S	Marlin County - Frontier Park - Mattie Malibu
Adjournal E	City of Stuart CPUD
Adjournal W	Marlin County - Pennington
Total Floor Space (sq. ft.)	87,783 sq. ft. - 2.81 acres @ 31.2 sq. ft./acre

LUR Reference	Land Development Regulations	RPUD REVIEW STATUS
2.07.00 D.1	Land Use Designation	COMPLY
2.07.00 D.2.a	Uses	COMPLY
2.07.00 D.2.b	Compatible Residential Uses	COMPLY
2.07.00 D.2.c	Commercial (C3EX)	NOT APPLICABLE
2.07.00 D.2.d	Commercial Uses (C3EX) applied	NOT APPLICABLE
2.07.00 D.3	Density	COMPLY
2.07.00 D.4.b	Open Space (O3EX)	COMPLY
2.07.00 D.4.c	FAR	COMPLY
2.07.00 D.4.d	Native Vegetation (N25X)	COMPLY

AREA, IMPRESSIONS SURFACE, SETBACK AND HEIGHT

2.04.00	Supplemental impressions surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Coastal setback setbacks	EXCEPTION REQUESTED
2.04.07	Supplemental building height	COMPLY
2.05.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Counters	COMPLY
4.05.00	Signal Counters	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	COMPLY
5.04.00	Environmentally sensitive lands	COMPLY
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY
5.05.02	Tree removal	COMPLY
5.05.00	Management & Schedule	NOT APPLICABLE
5.07.00	Floodplain Management	COMPLY
Comp Plan	Comprehensive Plan	COMPLY

TRANSPORTATION

6.01.04	Sidewalk/Bikeways	COMPLY
6.01.05	Bike Path (LCD)	COMPLY
6.01.06	Roads	COMPLY
6.01.07	Driveway/Drainage	NOT APPLICABLE
6.01.08	Vehicle Roads	NOT APPLICABLE
6.01.09	Parking Code	COMPLY
6.01.10	Off-Street Loading	NOT APPLICABLE
6.01.12	PULOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	EXCEPTION REQUESTED
6.03.02	Design	TO BE REVIEWED

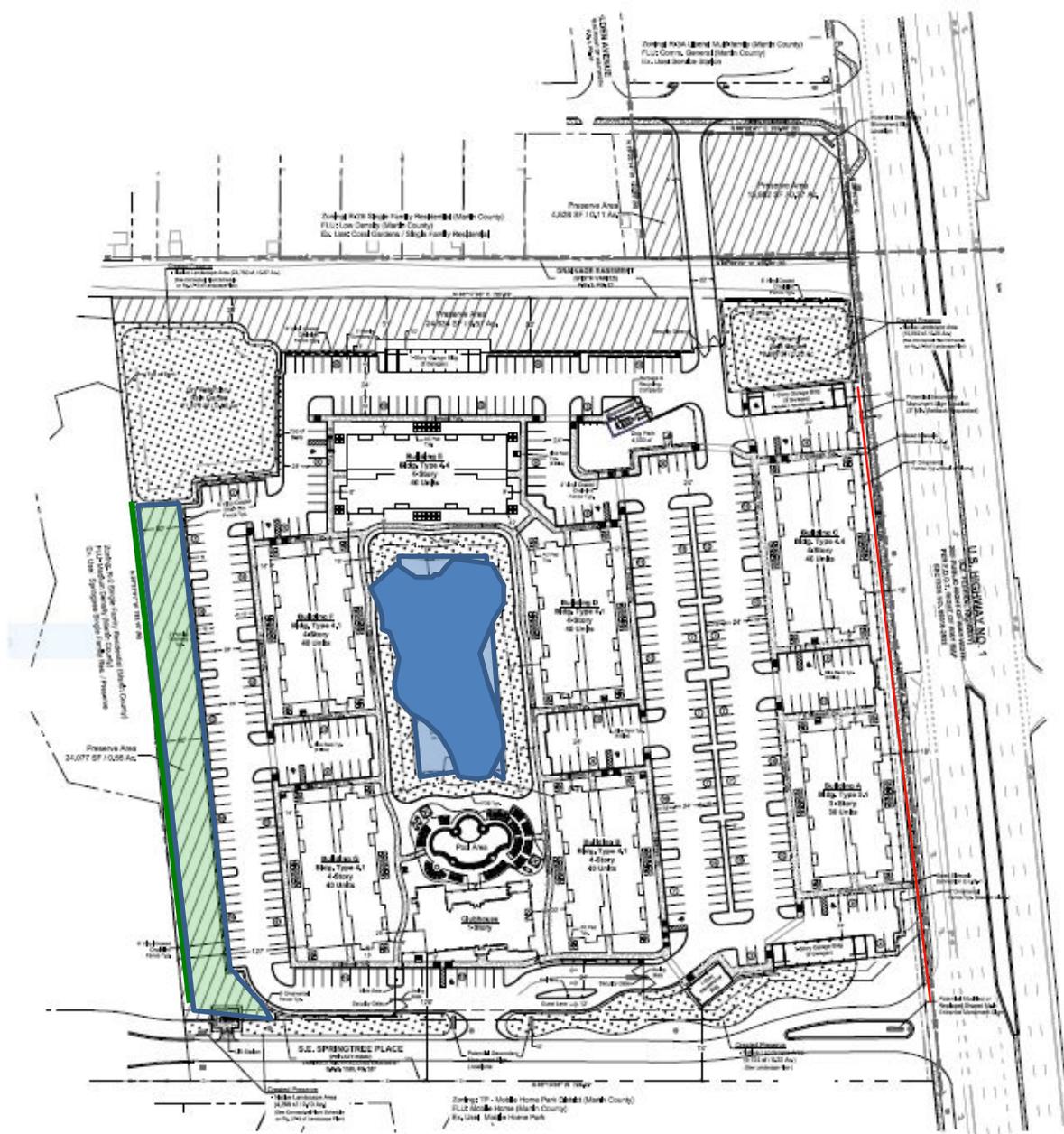
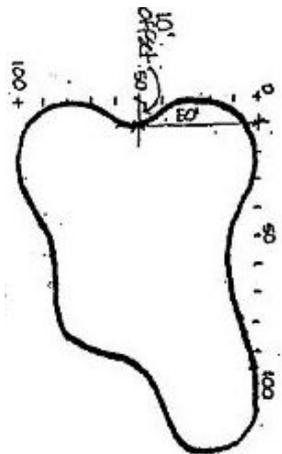
LUR Reference	Land Development Regulations	RPUD REVIEW STATUS
6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.05.02 A.2	Shade Trees Required	COMPLY
6.05.02 A.4	Drainage, Fences & Rubber Trees	NOT APPLICABLE
6.05.02 A.5	Proximity to power lines	COMPLY
6.05.02 A.6	Shrubs	COMPLY
6.05.02 A.7	Hedges	COMPLY
6.05.02 A.8	Vines	NOT APPLICABLE
6.05.02 A.9	Ground cover	COMPLY
6.05.02 A.10	Grass Area	COMPLY
6.05.02 D	Termination	REVIEWED AT SITE PLAN

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	COMPLY
6.04.03 D.1	Landscaped Area (C3EX)	COMPLY
6.04.03 D.2	Interior Landscaping (C3EX)	COMPLY
6.04.03 D.3	Location of impressions	COMPLY
6.04.03 D.4	Material	COMPLY
6.04.03 D.5	Shrubline protection	NOT APPLICABLE
6.04.03 D.6	Visibility triangles	COMPLY
6.04.06	Land Use Transitions	EXCEPTION REQUESTED

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip through linear canal	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/boom on outside of lot	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.05.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 D	parking area road front private	NOT APPLICABLE
6.04.07 D.1	Landscaped strip adjacent to private property	NOT APPLICABLE
6.04.07 D.2	Parking area adjacent to private property	NOT APPLICABLE
6.04.07 D.2b	Hedge/wall/boom on outside of lot	NOT APPLICABLE
6.04.07 D.2c	Other Landscaping	NOT APPLICABLE
6.04.07 D.2d	Grass	NOT APPLICABLE
6.04.07 D.3	Shrubs/ground cover	NOT APPLICABLE
6.04.07 C.1	Parking Area (Major Driveway)	COMPLY
6.04.07 C.2	Parking area rear and sides of lot	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vehicle maneuvering	COMPLY
6.04.07 C.5	Interior Landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped median	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visibility triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY



SITE DESIGN LAYOUT



COMPREHENSIVE PLAN

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

The proposed project is compact in form and counteracts the existing urban sprawl development within the locality by proposing a medium density development of approximately 22 dwelling units per acre, which fronts the busy US-1 corridor and acts as a buffer to the lower density residential uses to the west.

COMPREHENSIVE PLAN

Policy A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

In order to consider the compatibility of a proposal we need to assess whether the existing residential and commercial development adjacent to the proposed development are able to exist together without problems or conflict. The proposed development proposes an entirely residential development as opposed to the previous Martin County Land use designations of Commercial and Multi-Family Residential, this in itself providing a greater compatibility in relation to the existing homes. The proposal is separated from existing commercial uses to the north-east by a proposed preserve area. The existing buffers and preserve areas surrounding the site together with the proposed buffers and preserve areas within the site, provide sufficient distance and visual shielding to project existing residential development. The 4-storey height of the proposed development is adequately shielded from view. In respect of traffic impacts and safety the applicants' traffic study and additional work to the Springtree Place access road and sidewalk provision address volume and safety impacts in that respect. Overall, this proposal is considered to be compatible with the adjacent uses.

COMPREHENSIVE PLAN

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

The proposed project is of higher density than adjacent residential uses. The existing and proposed open space and preserve areas provide substantial area for buffers to act as transition zones.

COMPREHENSIVE PLAN

Policy A5.5. The City shall market itself as a community for families.

The development forms part of an inventory that widens housing options for existing and new residents of the City. That inventory, taken as a City wide resource needs to have a variety of home types and sizes to accommodate families of all sizes and stages of life. This proposal incorporates a sufficient variety of homes.

COMPREHENSIVE PLAN

Policy A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

The proposal complies with the height limitation and incorporates substantial landscaping fronting the streetscape. The proposed development (although not single-family) incorporates landscape buffers to the adjacent commercial uses to the north.

COMPREHENSIVE PLAN

Objective B1. - Compact urban form. Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

The proposal is considered to be a good example of a compact urban form of residential infill that discourages further sprawl.

COMPREHENSIVE PLAN

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

The proposal is considered to be a good use of vacant land and within the community characteristics of the City, and avoids the inappropriate or wasteful use of land; and encourages the efficient use of land, resources and facilities.

COMPREHENSIVE PLAN

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

The proposed development, by reason of proposed use, density and buffers is considered to be compatible and complementary to surrounding activities (both commercial and residential) and would act as a buffer from US-1 Federal Highway to the existing residential development to the west.

COMPREHENSIVE PLAN

Policy B3.6. The City shall protect traditional single-family residential areas by limiting commercial encroachment through zoning, comprehensive planning, traffic calming, and other land use techniques.

The existing residential areas are protected from commercial activity which would otherwise have been permissible under Martin County land development regulations.

TRAFFIC-COUNTY COMMENTS

The County cannot object to the use of the existing roadway (to Springtree) to serve the proposed development.

Concern regarding traffic going through a well-established, residential neighborhood (Coral Gardens), whose residents continually express concerns regarding speeding and safety.

County would consider a direct connection to SR-5 (US-1 / SE Federal Highway), but that would be a decision made by the Florida Department of Transportation.

Source: Extract and summary of email dated 2/18/2020 from Lisa A. Wichser, P.E., CFM, County Engineer. Public Works Department, Martin County Board of County Commissioners (City Exhibit 2)

Staff recommends approval of Ordinance No. 2427-2020 assigning a Residential Planned Unit Development zoning and assigning a future land use map change of multi-family for the proposed project.

RECOMMENDATION

